

Design Review Committee (DRC)
Meeting Agenda
May 21, 2024

Meeting Location and Time:

[ZOOM](#)

Meeting ID: 858 8748 3781

Passcode: 494394

12:00 – 3:00pm PST

Committee Members:

Susannah Scott, Co-Chair - Senate Chair

Renée Bahl, Co-Chair - Associate Vice Chancellor

Alice Kim, Architect - Design Consultant

Derrick Eichelberger, Landscape Architect - Design Consultant

Julie Eizenberg, Architect - Design Consultant

Julie Hendricks, Campus Architect, Staff Representative - Design & Construction Services

Lisa Jacobson - Senate Appointed Faculty Representative

Matthew Begley - Senate Appointed Faculty Representative

Richard Wittman - Senate Appointed Faculty Representative

Silvia Perea - University Art Museum

Victor Soto - AS Student Representative

VACANT - GSA Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome and General Business (*10 minutes*)

- Roll call – Ed Schmittgen
- Review & Approval of Meeting Minutes from Meeting of January 18, 2024 – Renée Bahl
- Overview of Meeting – Renée Bahl

Action Items

- San Benito Student Housing Project – 50% Schematic Design Level Review
 - Project Overview – Julie Hendricks
 - Project Proponents:
 - Willie Brown – Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
 - Gene Lucas – Professor Emeritus
 - Presentation (*45 minutes*)
 - Architect:
 - Olin McKenzie - Design Partner, SOM
 - Tannar Whitney - Project Manager, SOM
 - Sade Borghei - Design Principal, Mithun
 - Discussion (*60 minutes*)
 - Closing Summary – Ed Schmittgen (*5 minutes*)

Meeting Location and Time:
ZOOM Meeting
10:30 AM – 2:30 PM PST

Committee Members:

Susannah Scott, Co-Chair - Senate Chair
Renée Bahl, Co-Chair - Associate Vice Chancellor
Alice Kim, Architect - Design Consultant
Annjolie Vester - GSA Student Representative
Derrick Eichelberger, Landscape Architect - Design Consultant
Julie Eizenberg, Architect - Design Consultant
Julie Hendricks, Campus Architect, Staff Representative - Design & Construction Services
Lisa Jacobson - Senate Appointed Faculty Representative
Matthew Begley - Senate Appointed Faculty Representative
Richard Wittman - Senate Appointed Faculty Representative
Silvia Perea - University Art Museum
Victor Soto - AS Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome: Co-Chair, Renée Bahl

Ed Schmittgen – conducted roll call, those below were in attendance.

1. Susannah Scott (SS)
2. Renee Bahl (RB)
3. Annjolie Vester (AV)
4. Derrick Eichelberger (DE)
5. Julie Eizenberg (JE)
6. Julie Hendricks (JH)
7. Lisa Jacobson (LJ)
8. Mathew Begley (MB)
9. Richard Whitman (RW)
10. Victor Soto (VS)

General Business:

Meeting Minutes from the DRC Meeting of April 12, 2023 were approved.

Co-Chair Bahl gave an overview of the charge of the DRC:

In summary, the Design Review Committee is a recommending body focusing primarily on the exterior features and aesthetics; siting and contextual relationship with adjacent buildings; circulation including pedestrians, bikes and vehicles; landscape design, and other environmental matters.

The DRC is comprised of faculty, students and staff. The Committee makes a recommendation to the Chancellor.

Engagement with the DRC

- Projects From \$1,000,000 to \$10,000,000 are presented to the DRC 2 times;
 - Conceptual Site and Massing Design (this goes to CPC)
 - 100 % Schematic Design (this goes to CPC)
- Projects over \$10,000,000 are presented to the DRC 3 times;
 - Conceptual Site and Massing Design (this goes to CPC)
 - 50% Schematic Design
 - 95 % Schematic Design (this goes to CPC)

Project Updates:

Julie Hendricks, Director of Design & Construction Services, gave a brief update of two projects which included context photos of the buildings in use.

- AS Bike Shop
- Interactive Learning Pavilion

Josh Rohmer, Director of Capital and Physical Planning, gave a brief update on the Eddleman Quantum Physics Building, reviewed by the DRC in April 2023. The project is essentially on hold, pending the finalization of the funding with the donor.

Action Items:

San Benito Student Housing - Site & Massing Review

Project Proponents:

Willie Brown, Associate Vice Chancellor for HDAE
Gene Lucas, Professor Emeritus

Architect:

Skidmore Owings and Merrill – Mithun (SOM-M)

Mr. Rohmer, provided a project introduction.

He emphasized we are mid-conceptual planning. The primary objectives are to integrate the project into the campus context while providing quality and affordable student housing. The 2010 LRDR memorialized the use of the site and the requirement of adding 3,500 beds. The project we are looking at today will provide approximately 2,250 beds.

The project is following UCSB's traditional approval process involving Planning, Design and Construction phases.

SOM-M began in Fall 2023 developing the conceptual planning design we will see today. Oversight was provided by a Building Committee comprised of UCSB Faculty, Staff and Student representatives.

Planned opening is Fall 2027.

A housing project at this location is included in the 2010 LRDP which was approved by the California Coastal Commission (CCC). Approval of the project design by the CCC is anticipated after the Design Development Phase.

Upcoming Milestones:

- January 2024 – CPC Review of Conceptual Design
- February 2024 – CPC Recommendation for Conceptual Design
- March 2024 – Completion of the Detailed Project Program

- o May 2024 – UC Regents Review

Phase 2 of the Project is planned for the South East quadrant of campus and is intended to provide 1,250 Beds.

Mr. Rohmer introduced the Design Team:

Carrie Byles – Architect, Partner in Charge, SOM
Olin McKenzie - Architect, Design Partner, SOM
Sade Borghei - Architect, Principal, Mithun
Tom Leader - Landscape Architect, TLS Landscape Architecture

SOM-M provided a comprehensive presentation that outlined the project's vision and objectives:

- o Project Vision (Carrie Byles):
 - A project goal is to have different scales of space creating different quality of space.
 - SOM-M will take advantage of Environmentally Sensitive Habitat (ESHA) to integrate social spaces with the natural surroundings.
 - Natural materials (wood) will be incorporated to lend warmth to the project and respect the integrity of materials and structure.
 - Campus connections will be challenging since the project is on the periphery of campus.
 - Wellness concepts will be incorporated, such as:
 - Spaces that encourage a wide range of activities.
 - Allowing the building to breathe (operable windows).
 - Easy access to resources (natural path of travel).
 - Gathering spaces for both interior and exterior amenity spaces.
 - A critical project goal is affordability. SOM-M will collaborate with the CMAR to be sure the project is as affordable as possible and will investigate use of pre-fabricated construction techniques to maximize efficiencies of repetitive building components. Other repetitive components such as doors and windows will be evaluated to leverage efficiency and save cost.
- o Campus Integration (Olin McKenzie)
 - Discourage students from crossing Mesa Road.
 - Stitch the ESHA into the plan.
 - **Increase Stadium Road as a 'pedestrian thoroughfare.'**
 - Improve the north end of Lot 30.
- o Site Design & Massing
 - Create a sense of home on each floor as well as the project at large.
 - Increase access to daylight with orientation of program into horizontal (east-west oriented) bars that allow light and air to penetrate the site.
 - **The North end of Lot 30 (to the south of project) was emphasized as a "landing pad" and abutted Stadium Road giving the project an entrance on stadium road that can serve as a welcoming entry plaza.**
- o Amenities/Student Life (Sade Borghei)
 - These programmatic components are planned to be multi-functional and adaptable.
 - **The Connector is the "main street"**, a pedestrian corridor through the site with views to the mountains to the south.
 - Retail dining (freshly prepared food) to be located along the Connector.

- o The Site Experience (Tom Leader)
 - The ESHA has a key influence on the site. A project objective is to extend the ESHA's influence into the site.
 - The ESHA has not reached its potential and increasing water to the ESHA can create bio-diversity.
 - Oak trees on the edges have an important role and will be a feature of the landscaping design.
 - The entry plaza will be off of Stadium Road at the top of the Connector.
 - Plazas, outdoor rooms, smaller trees, and seating galleries will emphasize human scale and promote general comfort and sense of place.

DRC Comments

DRC Q & A:

DRC: *There are a lot of steps with the Connector. How is Accessibility addressed?*

Answer:

- The Connector will transition the grade subtly. There will only be ~ 18" between levels, allowing for easy transition. Ramps will make the transition, but they are not integrated into the plans yet.
- The connector is 2 stories above the garden level so there will be elevators (and stairs) incorporated for access to the garden level.

DRC: *The site is a "bowl" – what is the approach to managing stormwater?*

Answer:

- The site will be permeable, allowing for maximum absorption of water. There will also be bio-filtration. Finally, stormwater will be directed to the ESHA to encourage bio-diversity.

DRC: *What is under the Connector? How does the service and trash circulate?*

Answer:

- Circulation is primarily via a U-shaped service road that enters and exits to Mesa Rd. This is primarily for fire trucks and service vehicles. Additionally, there will be student amenity spaces that will be open to the garden level to the east.

DRC: *How will daylighting reach the lower level? Can the buildings be spaced out more?*

Answer:

- While the site is densely built, the buildings have been carefully arranged to maximize daylight by orienting the buildings east/west. Additionally, the daylight and movement of the sun was modeled, the buildings are 'bent' to allow maximum penetration of daylight.

DRC: *Are there activating elements on Stadium Road, Café fronts, etc.?*

Answer:

- There are taller amenity spaces facing Stadium Road that can activate Stadium Road and may serve stadium events.

DRC: *How is the 65 ft height ceiling achieved?*

Answer:

- The number of stories steps down from 8 to 7 to 6 as they approach Mesa Rd to the north. This is in response to the elevation at Lot 30, which is approximately 20 ft higher than Mesa Road.

DRC: *How is noise being addressed? Have you considered soundproof windows? Did you consider soundproof windows? Are the study areas sound proofed?*

Answer:

- Acoustic studies have not yet been conducted. However, the premise that the student demographic is not as sensitive as, say, a luxury condo. Students will tolerate or even thrive on (some) noise. They will consider introducing white noise and sound proof windows.
- **Small outdoor "rooms" lend themselves to smaller groups of people to have quiet space;** they are sensitive and sympathetic to the people in the buildings.

DRC: *How are study spaces configured?*

Answer:

- Study spaces are dispersed. Some are externally oriented with views, while some are internal similar to music practice rooms.

DRC: *Can the buildings look less institutional, i.e. 'hospital-like'? How can we introduce texture to make it an enduring and welcoming experience? Is there an opportunity for exterior facing balconies to activate/energize the façade? It would be a shame to lose the inviting aspect. This(concern) is not dispensable (to be ignored).*

Answer:

- The facades shown are pre-schematic and have not been developed. They need to balance the efficiency of planned repetition with articulation and playfulness. Unfortunately, balconies are not allowed for safety concerns.

DRC: *How did entry into the site become developed?*

Answer:

- Several aspects were considered. There was an opportunity for an entry plaza to **engage Stadium Road as a "front door" drop off area.** This entry plaza converges with the main Connector, providing a logical junction point for the entry. Additionally, the bike parking made sense adjacent to this location since bike parking to the south was desirable both for access to the campus and the bikeway (North of Lot 38). The campus wants to limit bikes to one area to discourage bikes on Mesa Road.

Landscape Committee (DRC/LC)

DRC/LC:

- o Encouraged Cheadle Center (CCBER) to be engaged and asked the design team to look at the North Campus Open Space for wet/dry conditions of ESHA area. Also, advised there is a litany of local flora that can be utilized. The seeds are very specific to the area, actually grown by CCBER on site.
- o Consideration should be given to mosquitos (vector control).
- o Odors from standing water or dried out wetlands can be an issue.

Answer

- The team concurred with the comments about engaging CCBER. The current condition of the EHSA does not look great and will benefit from enhanced draining and adding more water via site stormwater management approaches. This will encourage bio-diversity. Regarding vector control, mosquitos tend to be an issue only with standing water which will not be a factor on the site.

Co-Chair Bahl asked Mr. Schmittgen to recap the meeting's major points, for the purpose of incorporating the major points into the CPC Agenda to be held on January 30, 2024.

- There was discussion about the aesthetics of the facades which appeared institutional. DRC acknowledged that this was a conceptual site and massing design and the facades will be developed as the design moves forward. The DCR challenged the designers to explore texture and other ways to activate/energize the façade in order to make the project more inviting and have more expression and excitement especially at the main entry on Stadium Road.
- There was discussion about effective drainage of site stormwater and the design team acknowledged that this may be used to benefit bio-diversity in the ESHA and other landscaping features, and were less concerned about flooding.
- The tiered nature of the design's pedestrian "Connector" raised a conversation about accessibility and the importance of incorporating an effective way for persons with mobility impairments to move through the site. The design team plans to include elevators that will reach the on-grade landscape areas.
- Due to the relative density of the site, the DRC challenged the design team to explore increasing the spacing between the buildings in order to maximize daylighting and increase beneficial exterior space, especially at the on-grade level.
- The DRC encouraged the design team to build a partnership with CCBER and to incorporate indigenous plant species throughout the design. Landscape committee members commented on the good balance between active and passive outdoor spaces.
- Bicycle parking and location was discussed with an emphasis on discouraging access to Mesa Road and encouraging pathways to campus.

Co-Chair Bahl provided a summary and reiterated that comments that go forward to the CPC and Chancellor focus on Site and Massing, essentially the purview of the DRC.

Next DRC meeting will be at 50% Schematic Design.

Adjournment

Design & Construction Services

Design, Facilities & Safety Services

Action Item

Design Review Committee

May 21, 2024

Staff Report

Project: San Benito Student Housing

Discussion/Action

Campus has requested that the Design Review Committee (DRC) review the 50 percent Schematic Design for the San Benito Student Housing project and make a recommendation with commentary on any suggested revisions to the Chancellor and the Campus Planning Committee (CPC).

The design team is now in the middle of Schematic Design and focused on coordinating all of the major systems while developing the architectural character and the interior design of the units and amenity spaces. Following the last meeting with the DRC on January 18, 2024, the team took away clear comments that were made regarding exploring opportunities to space the buildings out, to create texture along the bending building masses, and to enliven the building ends, as well as other key comments.

Staff Recommendation

The Campus Architect recommends approval of the 50 percent Schematic Design so the project can continue to 95 percent Schematic Design.

Description

The San Benito project will create a vibrant new residential community for approximately 2,146 students located at the northwest corner of UC Santa Barbara's main campus with panoramic northward views over the Goleta Slough wetlands to the San Ynez mountains beyond. The project awakens a historically underutilized part of campus and enhances the supporting campus framework to strengthen its connectivity to the central campus. The design is informed by the University's need for 3,500 new beds, as outlined in the University's Long Range Development Plan (LRDP). The Design will comply with the University of California Policy on Sustainable Practices and will be designed to achieve a LEED Platinum rating.

The project will be located on the former Facilities Management Site (FM Site). The program totals approximately 518,000 Assignable Square Feet (ASF) and 699,000 Gross Square Feet (GSF). It will support the campus with apartments, residential and community amenities, a retail market, and building support. Unit typologies include studios, 2-bedroom apartments with 4 beds and 1 bath and 4-bedroom apartments with 8 beds and 2 baths. The campus plans occupancy for the Fall quarter of 2027.

Background

In 2006, UCSB prepared a Campus Housing Study (Study) that established a vision for residential development to address the need for affordable housing for students. This is foundational for the 2010 UCSB Long Range Development Plan (LRDP) which plans for the physical development of the campus to accommodate enrollment of 25,000 students. San Benito Student Housing will provide a new neighborhood of undergraduate student housing on the Main Campus.

UCSB's Facilities Management complex (FM Site) was a collection of antiquated single-story industrial buildings and trailers at the intersection of Mesa Road and Stadium Road. The southern and eastern margins of the site are habitat for native plants and wildlife. These areas have been designated as an Environmentally Sensitive Habitat Area (ESHA) in the campus' LRDP and have specific requirements for development setbacks and restoration that must be integrated into the site and building design.

Program

The development program is composed primarily of residential uses, including apartments of various sizes and supporting amenities, such as small lounges and study rooms that will be located in key locations. Residential uses will be supported by other program elements including community amenities, retail and dining facilities, and building support including custodial and maintenance.

San Benito's residential units are apartment-style units intended to provide upper-division undergraduate students with housing opportunities with a higher degree of independence than campus residence halls. Each unit will have operable windows and utilize natural ventilation for temperature control.

The majority of apartments (approximately 90 percent of beds in 253 units) will have four bedrooms, two bathrooms, a kitchen, and dining and living areas. Bedrooms will be designed for double occupancy, furnished with a single bed, wardrobe, and desk for each resident. Bedroom ceiling heights will be scaled to accommodate bunking, if desired. Kitchens will include a refrigerator, an electric oven and cooktop, a dishwasher, ample counter space and storage. Dining and living areas will be furnished with a dining table with chairs, a sofa, a lounge chair, a coffee table, and side tables with lamps.

A smaller number of apartments (approximately three percent of beds in 37 units) will have two bedrooms and one bathroom. These bedrooms can be double or single occupancy and units will include a kitchen and a dining and living area.

The project will also include approximately 151 studio apartments (seven percent of beds) to accommodate single occupancy. Studio units will include a single bed, a kitchen and living area, and a private bathroom.

	Building 1		Building 2		Building 3		Building 4		Building 5		Building 6		Building 7			
	Units	Beds														
4 Bedroom - 8 Bed	18	144	23	184	17	136	24	192	38	304	46	368	54	432	220 / 1760	54.7% / 82.0%
2 Bedroom - 4 Bed	0	0	0	0	4	16	15	60	25	100	24	96	0	0	68 / 272	16.9% / 12.7%
Studio - 1 Bed	8	8	11	11	6	6	15	15	24	24	14	14	36	36	114 / 114	28.4% / 5.3%
Total Units	26		34		27		54		87		84		90		402	
Total Beds		152		195		158		267		428		478		468	2146	
		7.1%		9.1%		7.4%		12.4%		19.9%		22.3%		21.8%		

Site

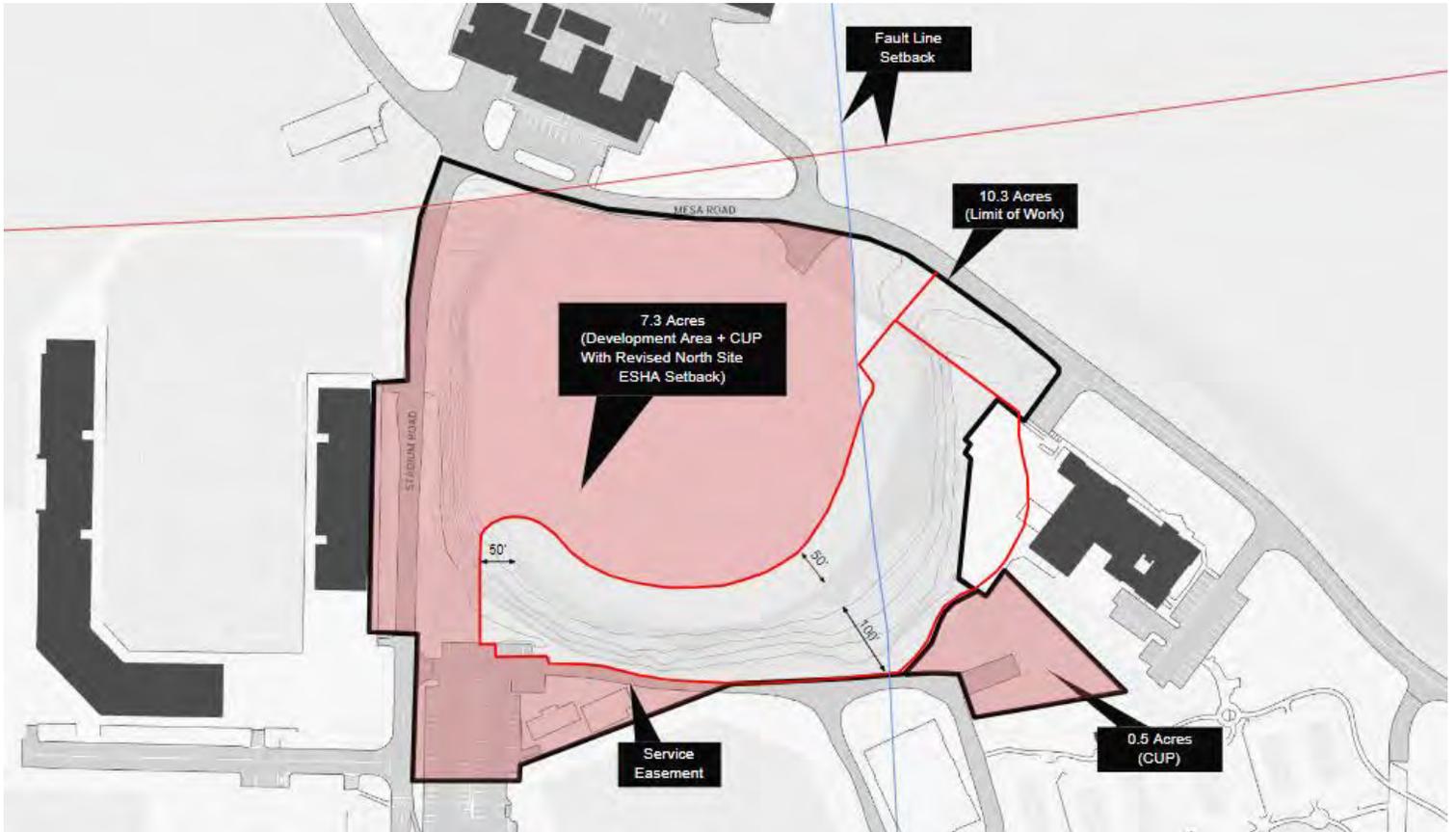
The San Benito project site occupies a manmade semicircular depression with steeply sloping sides around the southern edge that reach a height of approximately +20' and taper to zero along the northern edge. The roughly 7-acre site is bounded by Mesa Road on the north, Stadium Road on the west, and wooded slopes on the south and east. Adjacent buildings and structures include the Public Safety Building to the north, Harder Stadium to the west, Parking Lot 30 and Uyesaka Baseball Stadium to the south, and the Environmental Health & Safety Building to the east.

Design & Construction Services

Design, Facilities & Safety Services

The Project Site is depicted in the illustrations to follow:





Site Design

The proposed San Benito Student Housing project will transform what is currently a quiet northwestern border of the campus into an exciting neighborhood for resident students with an active and welcoming environment that is inspired by the native landscape.

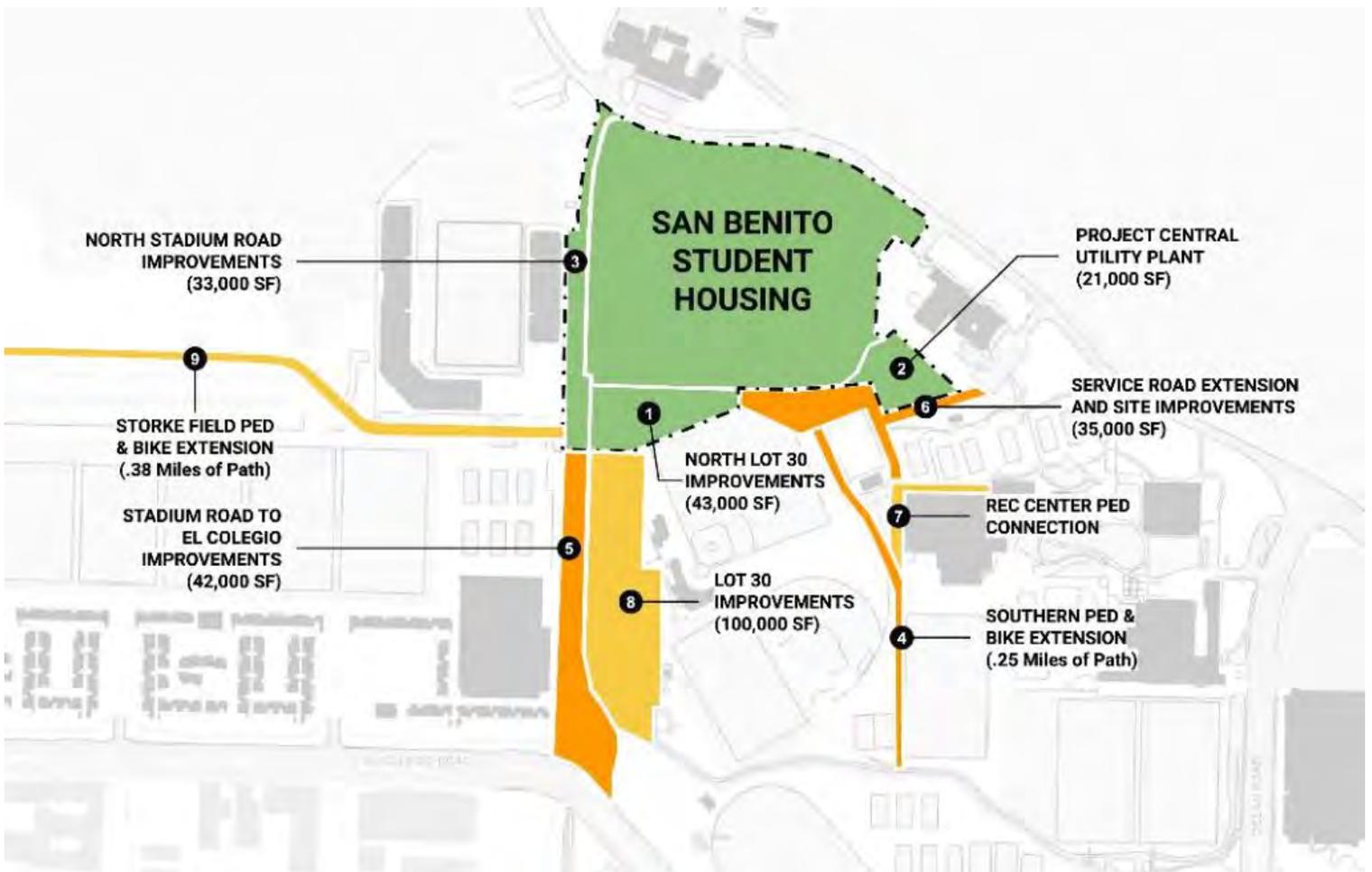
On the western boundary of the site, Stadium Road will provide a principal linkage that connects the development to numerous uses and pathways.

To the south, Parking Lot 30 will provide an entry to San Benito that will activate student amenities with a sequence of spaces that will meet the need for ride-share drop off as well as episodic uses like student move-in / move-outs and sporting events. Lot 30 will also accommodate bike parking for students.

Design & Construction Services

Design, Facilities & Safety Services

Potential campus connections are indicated in the illustration below:



Site and Massing Design

The project's site design and massing were arranged as a logical system of residences, amenity space, open space and circulation zones. This arrangement conveys a sense of neighborhood while allowing sunlight and air to penetrate the site. San Benito is connected to the campus and surrounding community via a network of pedestrian and bike paths.

Overall Massing

The residential apartment program is organized into 4 rows of 6-8 story articulated bar-buildings that emphasize views to nature and frame a network of courtyards and gardens integrated with and drawing from the surrounding native habitat. Since the January 18th meeting, the siting of the 4 eastern residential towers has been revised: by flipping the northernmost tower northward, each of the courtyards between gained ~10' and a pair of larger parenthetical courtyards were created. This will be made possible through an amendment of the LRDP allowing the northernmost tower to be pushed into the ESHA buffer. Through further solar and wind analysis the 7 residential towers' east-west orientation has been optimized for daylighting and to capture prevailing ocean breezes to support natural ventilation for 70% of the project.

SITE PLANNING

**Previous Site Organization
January 18th Plan**



GEOMETRY DEVELOPMENT

**Revised Site Organization
Current Plan**

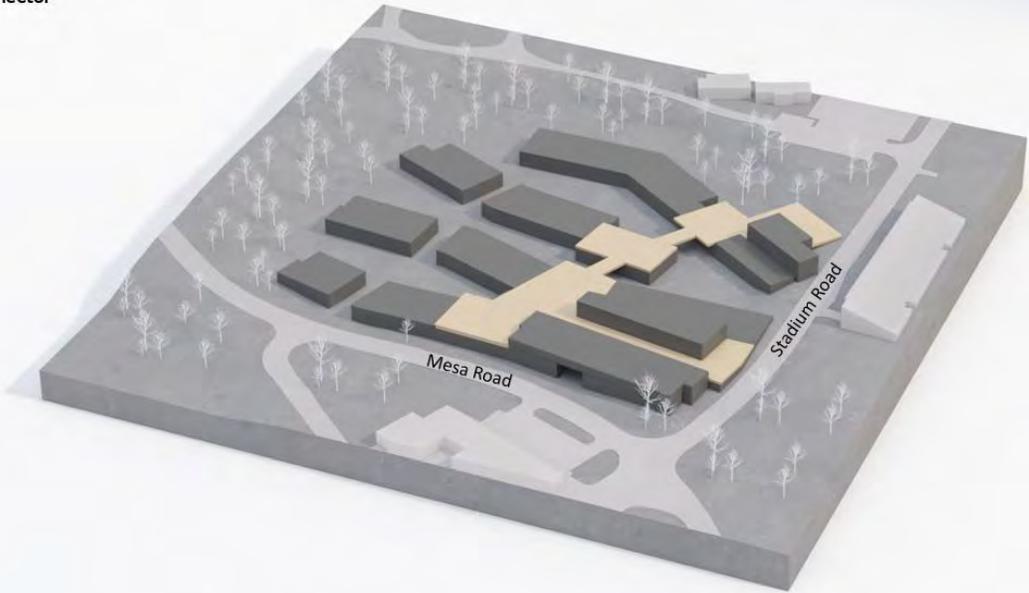


One end of each residential bar rests upon a 2-3-story plinth of student amenities. The plinth anchors the architectural composition and separates the pedestrian activities above from the back-of-house uses below. The roof of this plinth creates an active pedestrian Connector through the middle of the San Benito complex, keeping students off Mesa Road. The Connector extends from the more public edge along a revitalized Stadium Road to the overlook just above Mesa Road, uniting residential towers with student facing amenities such as a market, fitness space, study lounges and a coffee shop. It is the student focused heart of the complex.

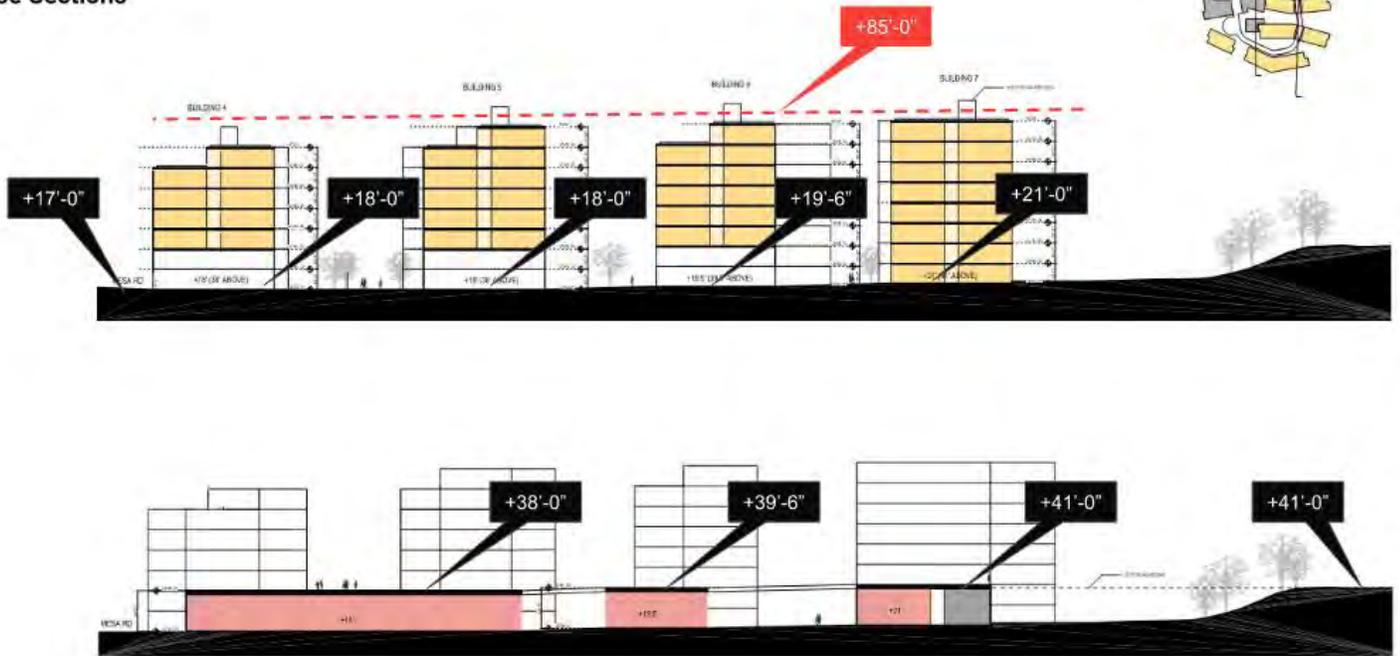
ARCHITECTURAL EXPRESSION
Plinth



ARCHITECTURAL EXPRESSION
Connector



Transverse Sections



Back-of-house programs of service occupy the lower level of the plinth. A service loop has been woven through the lower level of the plinth and the eastern garden courts to support both trash collection and emergency vehicle access. A limited number of student amenities like study rooms and recreation spaces are also integrated into the lower plinth and face onto the eastern garden courts.

Vehicular access from Mesa road is restricted and will be limited to service and delivery vehicles entering the loading dock along the north frontage of the project site. The north end of the Connector will be significantly elevated above the road to prevent direct pedestrian access and to also create a promontory of the slough and the mountains to the north. Screened and covered bike parking will form the southern edge.

Architectural Expression

The design expression emphasizes the horizontality of the towers' long facades as a counterpoint to the vertical stacking of the residential program windows. The plinth provides a horizontal datum and change in material that grounds the towers and helps break down the scale of the large building forms. A variety of exterior wall expressions are being explored that will animate the facades through changing shadows over the course of the day. Windows vary in size in response to the programs within and the stair

towers at the ends of the residential buildings have been transformed beyond their utilitarian purposes to become architectural features which provide clear wayfinding and activate the central pedestrian connector through the use of color behind their screened enclosures.





Materials

Material selection shall be durable and complementary to the building, the interior spaces, and the surrounding campus. The building envelop will be durable and water-resistant. Site furnishings such as benches, trash receptacles, and bike racks shall also be complementary to the campus and will be located at key areas identified on the plans. Plant selection will be chosen to perform well and require the least amount of ongoing maintenance.

Several exterior materials are being considered to deliver the planned architectural expression while considering color, texture, durability and low maintenance finishes. Materials being evaluated include precast concrete panels and Glass Fiber Reinforced Concrete (GFRC).

Consistency with Existing Plans and Regulatory Documents

The design will include sustainable and environmentally responsible features to the greatest extent possible to meet CALGreen Code requirements and LEED design credits. The hardscape will be compliant with ADA standards for accessible design, Water Efficient Landscape Ordinance (AB1881), and other regulatory requirements that apply to this site.

A Mitigated Negative Declaration (MND) will be prepared in accordance with the California Environmental Quality Act (CEQA) and the preparation of an Initial Study is

underway to determine potential areas of impact to be analyzed in the MND. Energy Design for this project will target LEED Platinum, UCSB 2025 carbon neutrality and CALGreen initiatives.

Schedule

Upon approval of the Schematic Design, campus and the design team will complete the design development and seek Regental approval of the project Scope, Budget, Financing, and Design in November 2024. Completion and occupancy of San Benito is planned for Fall 2027.

Budget

As planning and design progress, campus will work with the Design Team and the Construction Manager at Risk (CMAR) to develop construction cost estimates and identify opportunities for cost savings as needed. The expected sources of funding include long-term external debt financing and Housing Reserves.

Consultation

The Building Committee for the San Benito Student Housing project has reviewed and endorses the 50% Schematic Design. The Campus Planning Committee will review the project on May 28, 2024 along with DRC comments. The project will return again to the Design Review Committee for 95% Schematic Design review.

Project Proponents

Willie Brown, Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
Gene Lucas, Professor Emeritus



San Benito Student Housing 50% Schematic Design Design Review Committee

UC Santa Barbara

May 21 2024

SOM | MITHŪN

Agenda

Today's Presentation

1. Project Schedule

2. Site Planning

- a. Spacing out the Towers and Improving the Courtyards
- b. Refining the Elevations and Developing the Connector

3. Amenities and Support

- a. Visioning Process
- b. Amenities Layout and Character

4. Architectural Expression

- a. Facade Development and Adding Texture
- b. Tower End Conditions - Stairs and Balconies

Schedule

San Benito Student Housing

San Benito Design Phases

19 months

Detailed Project Program

5 months

Schematic Design

3.5 months

Design Development

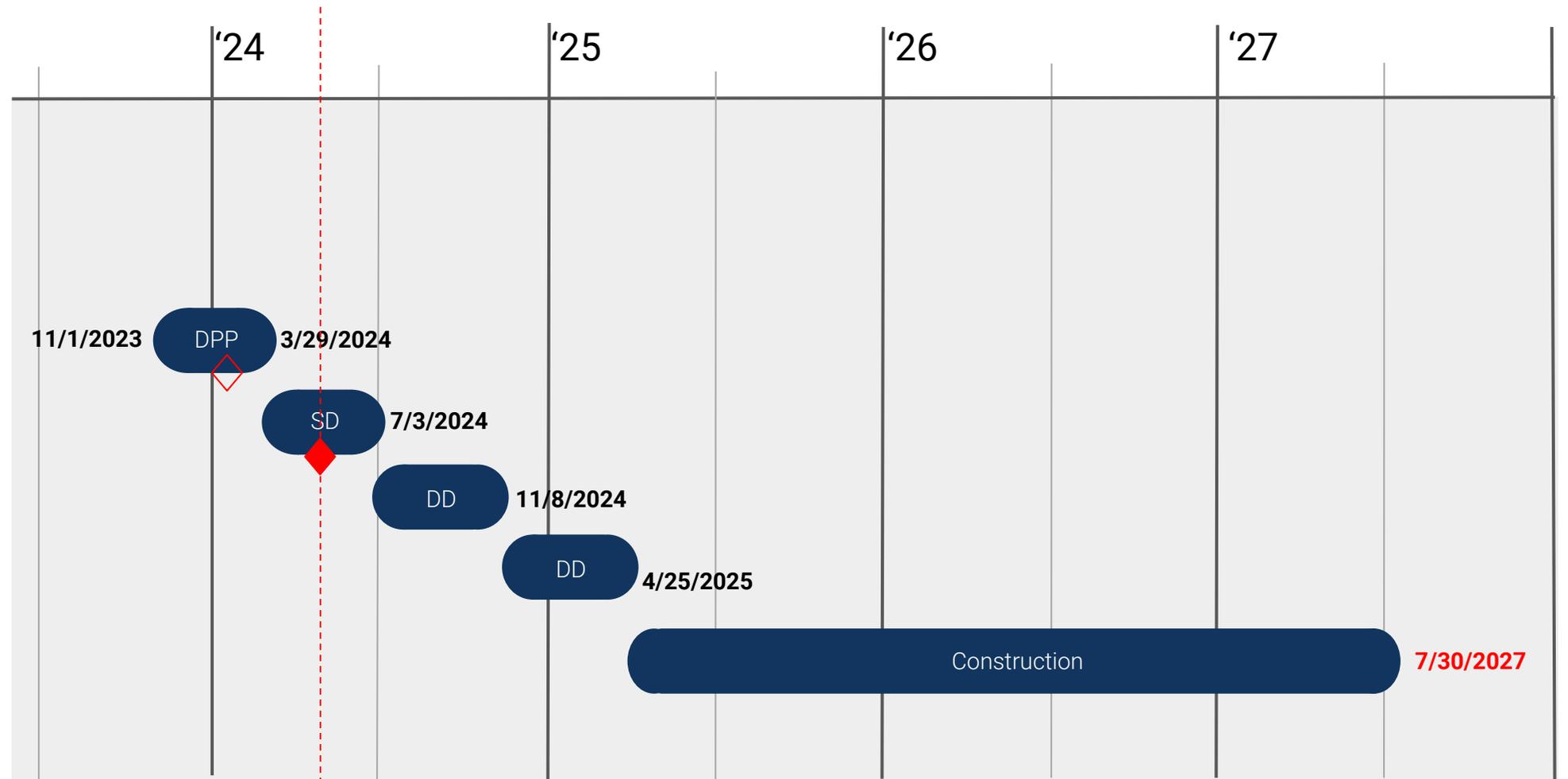
4.5 months

Construction Documentation

6 months

Construction

27 months



Site Planning

SITE PLANNING
Site Organization



SITE PLANNING
Opportunities

Mesa Road

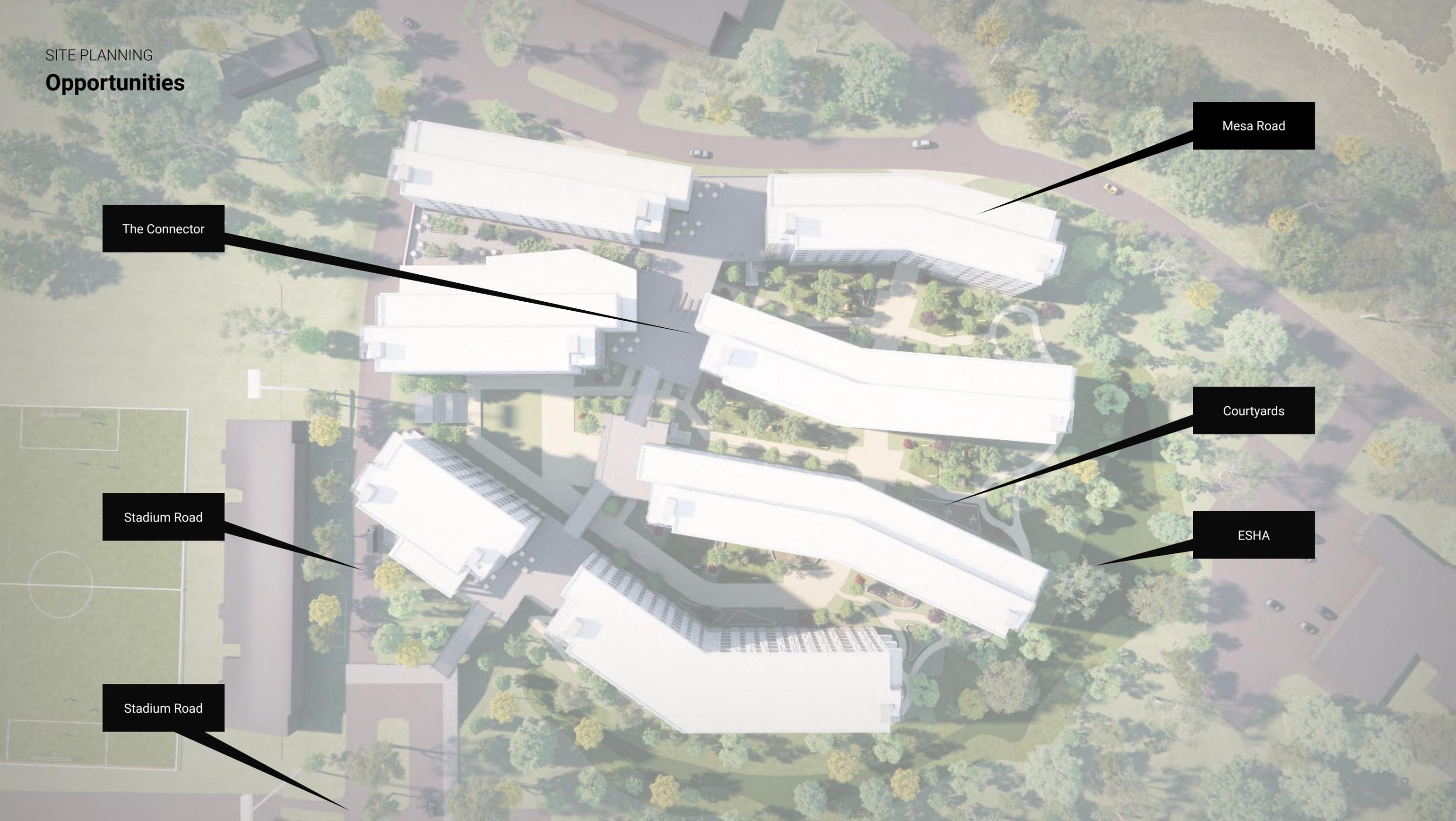
The Connector

Courtyards

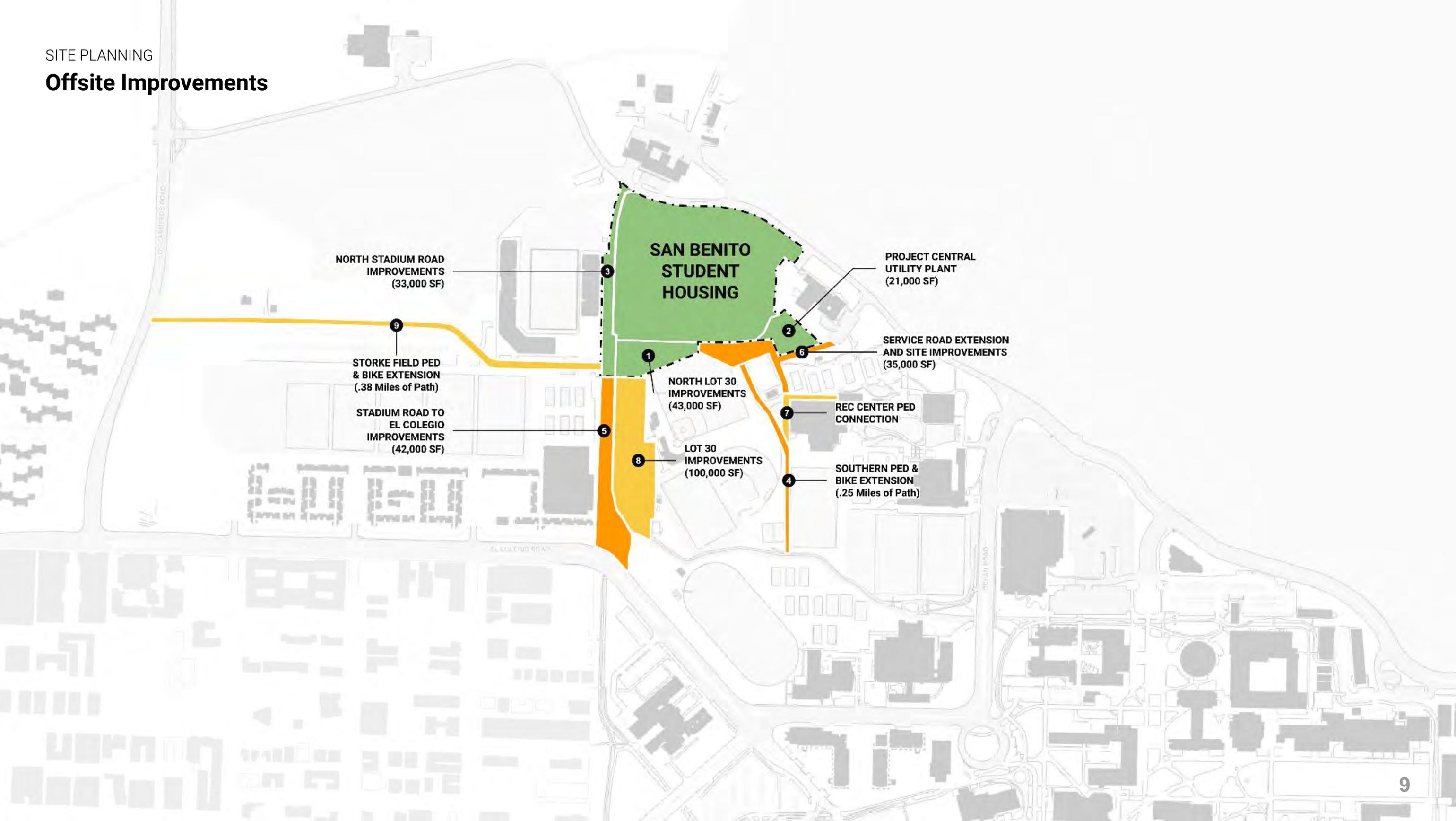
Stadium Road

ESHA

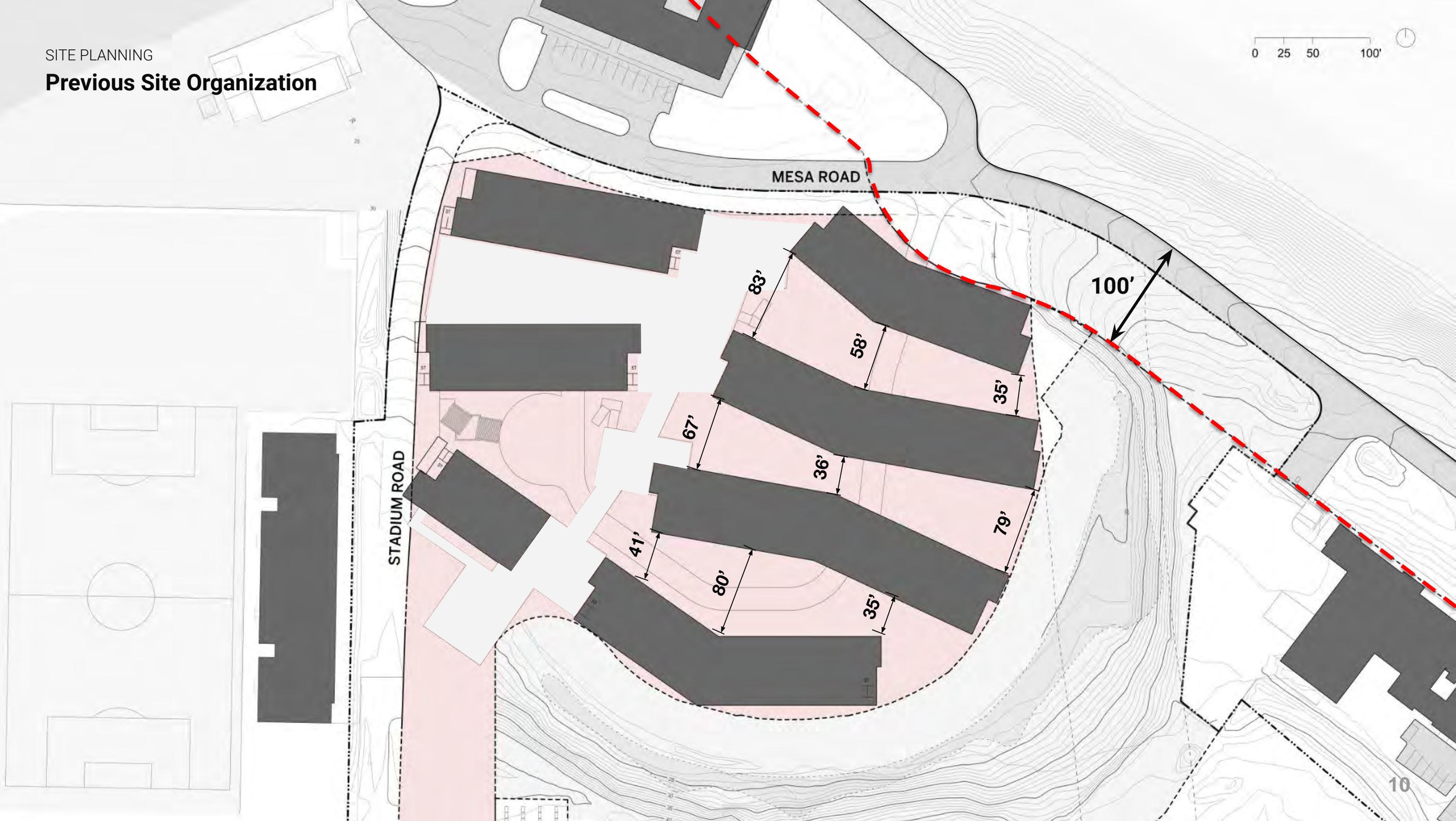
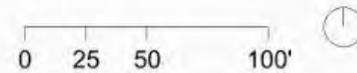
Stadium Road



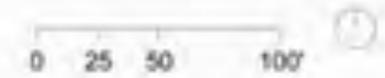
Offsite Improvements



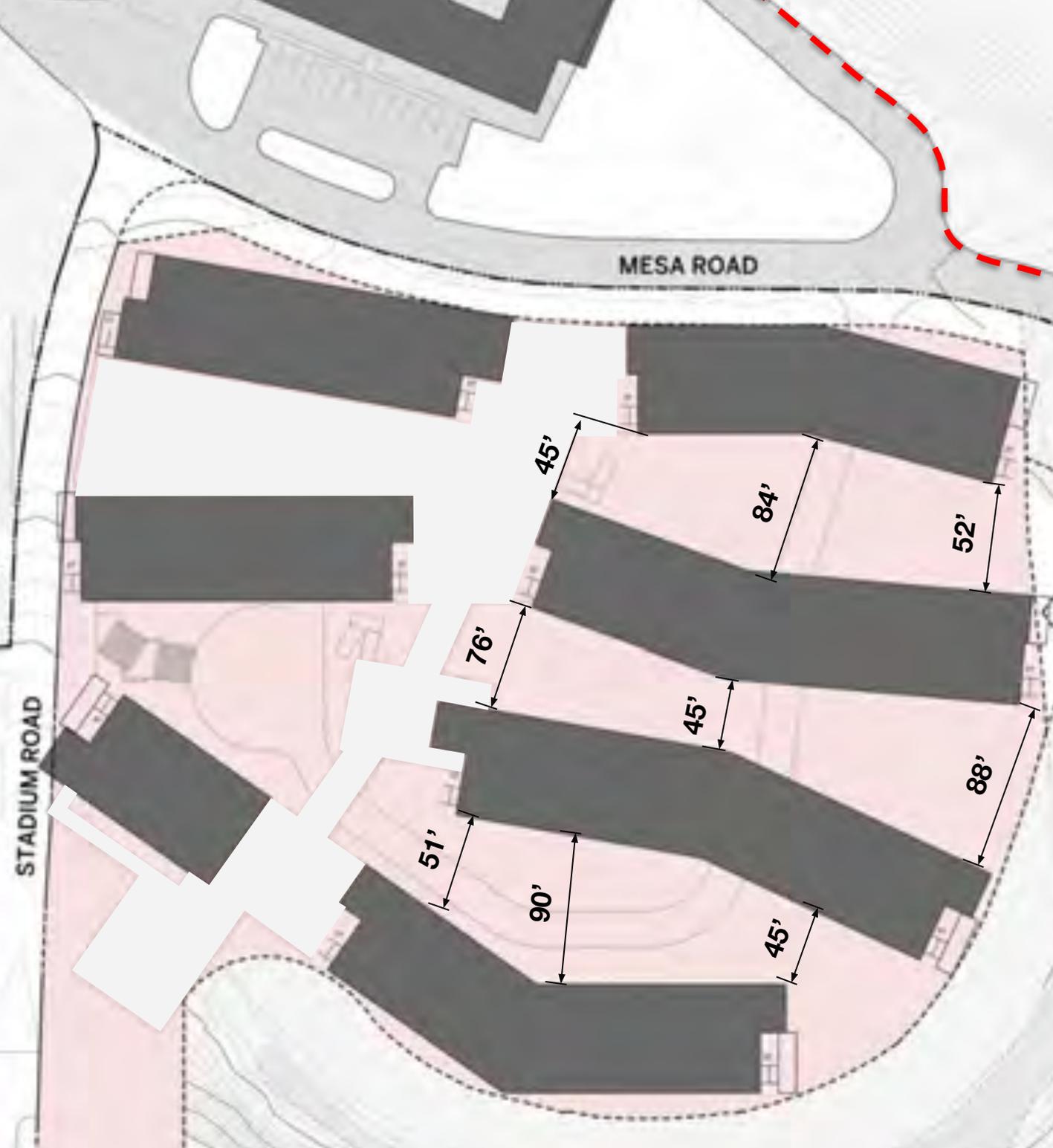
Previous Site Organization



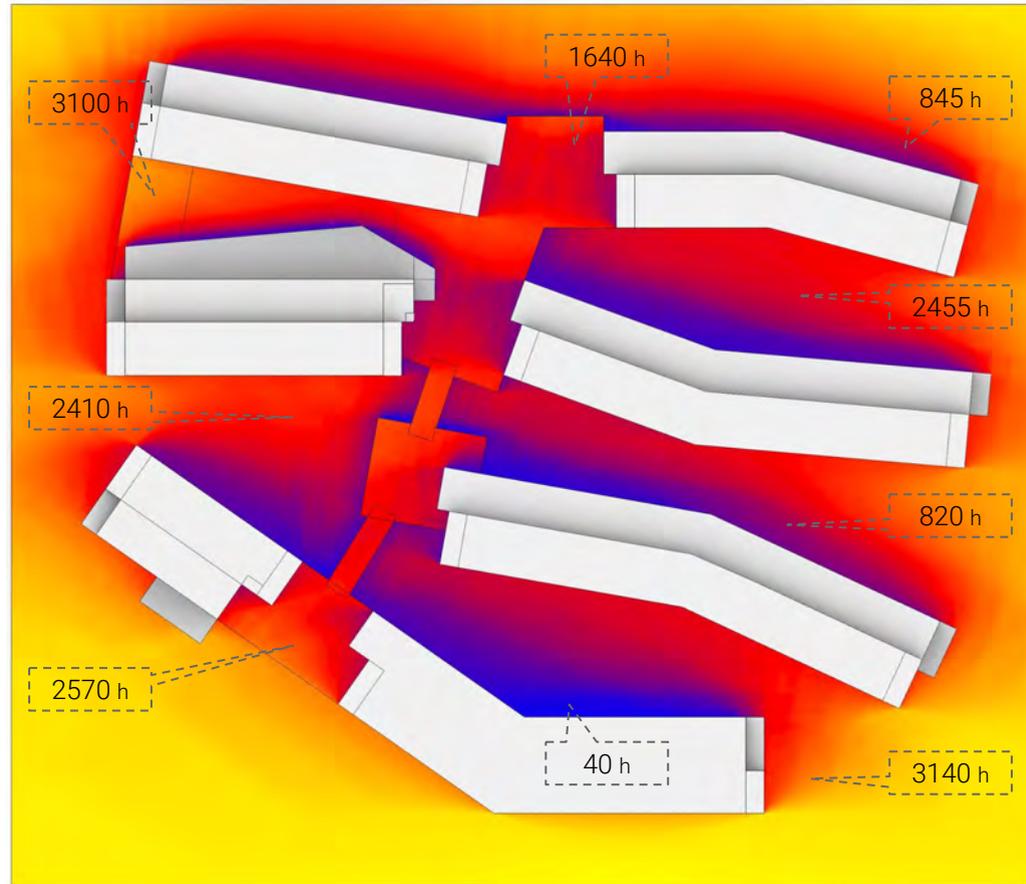
Revised Site Organization



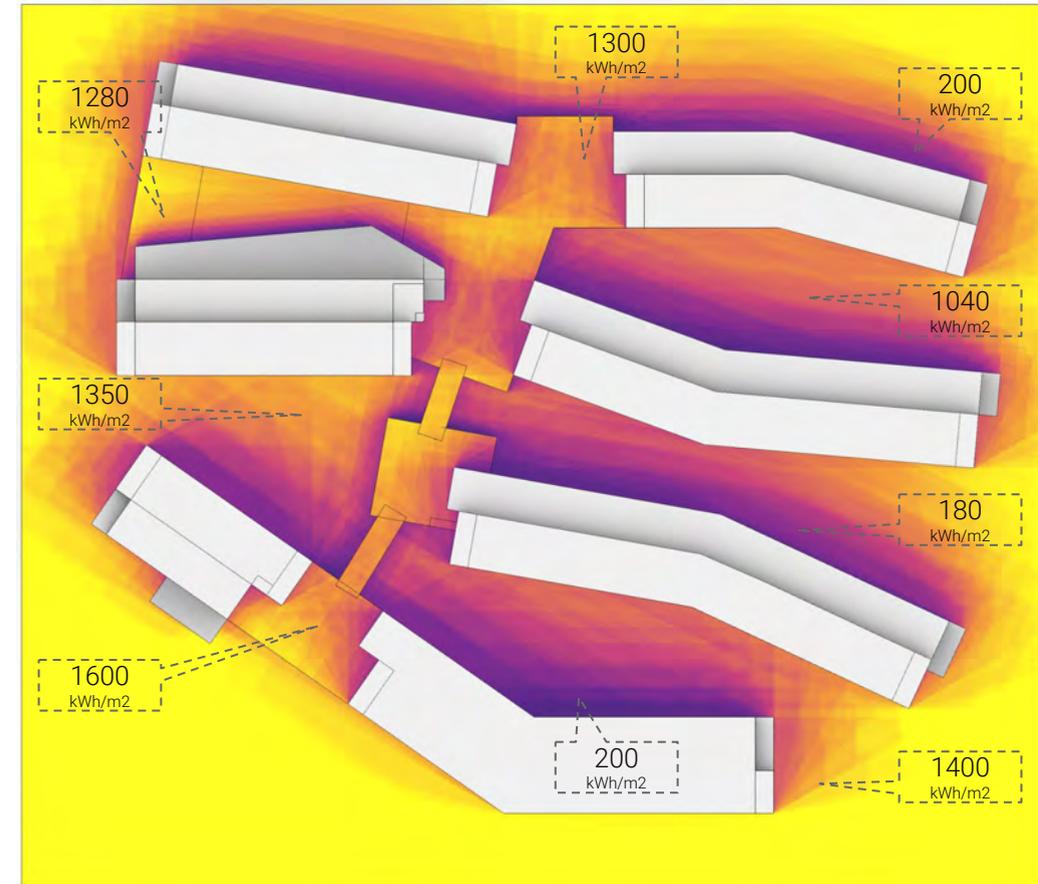
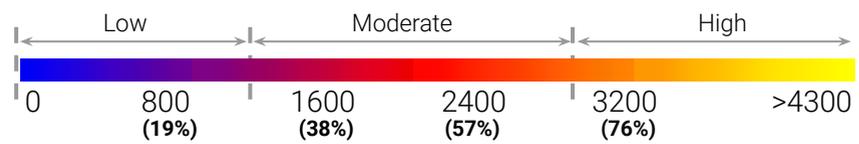
Setback Stops at Existing Road Paving



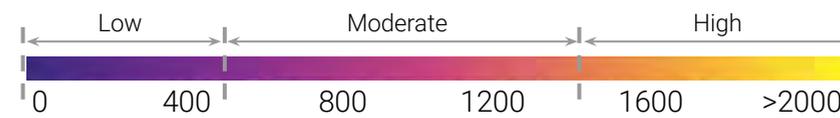
Solar Study



Direct Sunlight Exposure* (Number of Hours)

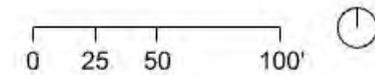


Annual Solar Radiation Intensity (kWh/m2.year)

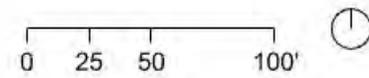


* Direct sunlight exposure shows the number of hours in a year the sun can be seen from each point. It does not consider the sky type and cloud coverage

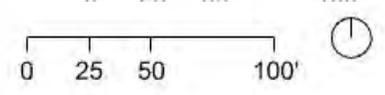
Connecting Hubs



Connecting Entries

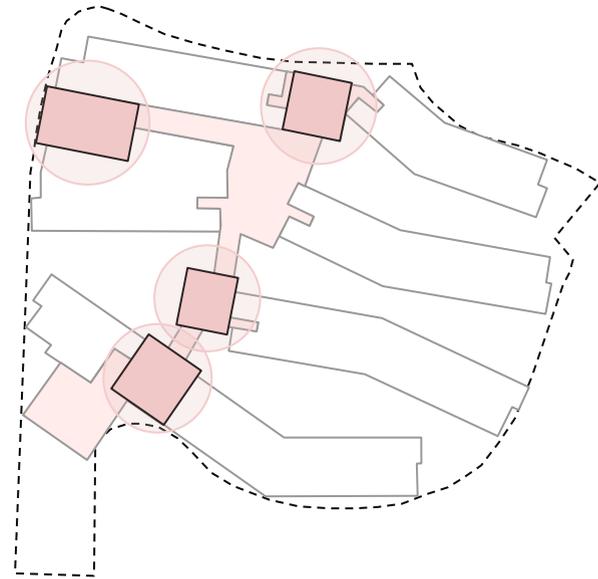


The Connector

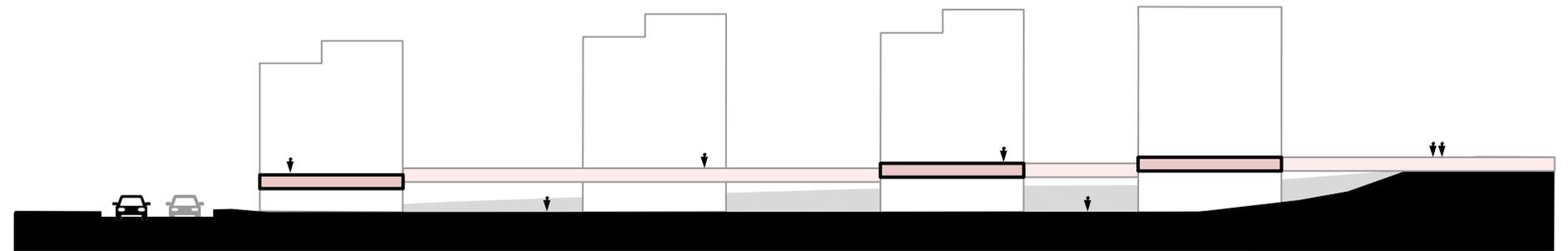


- CONNECTOR
- AMENITY
- DINING
- ELEVATOR

Plan & Section



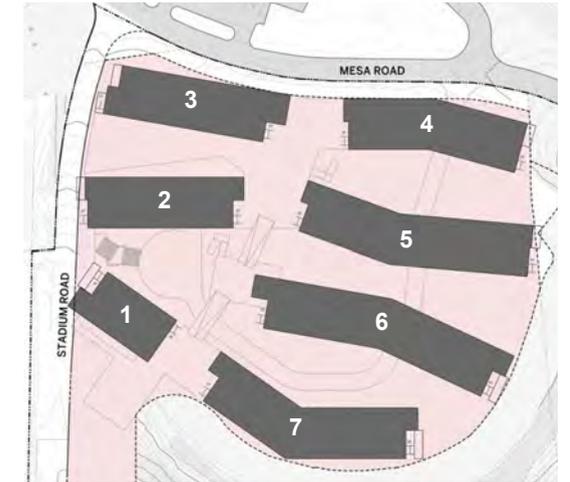
CONNECTOR PLAN



CONNECTOR SECTION

Residential Towers

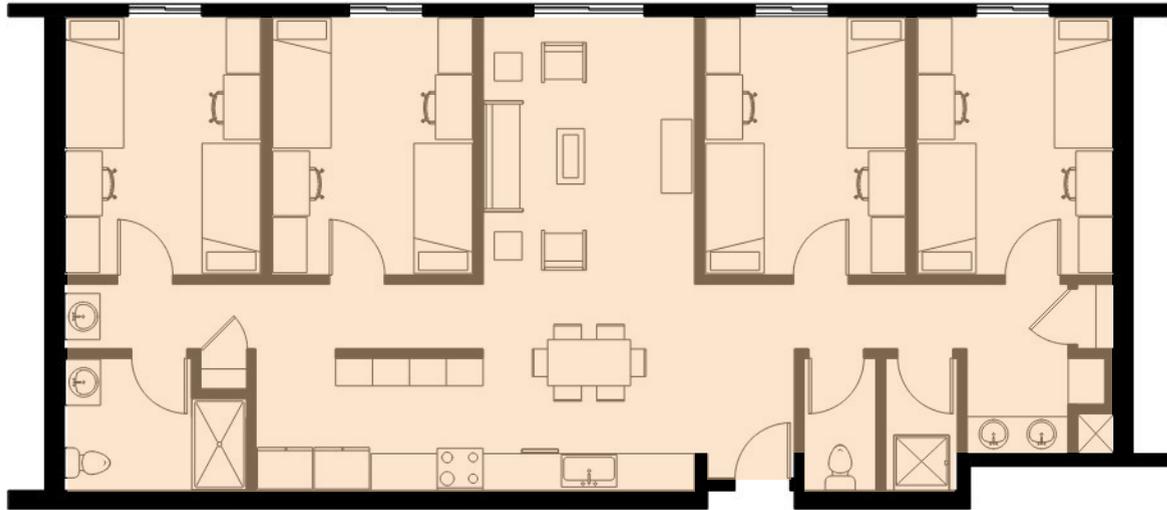
Unit Mix



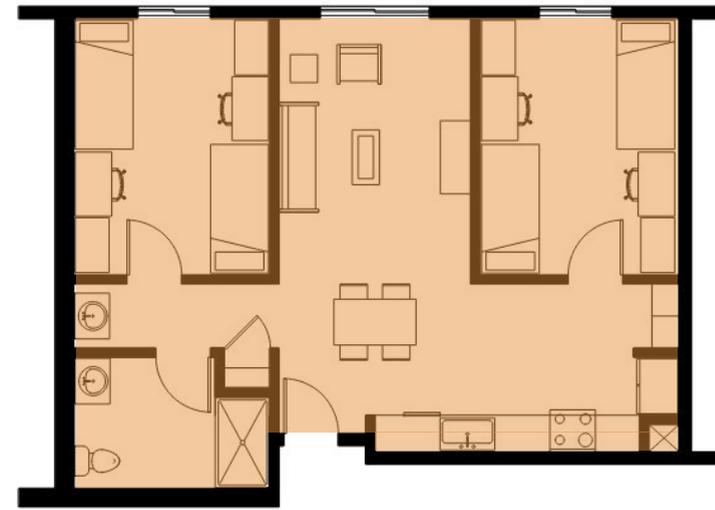
	Building 1		Building 2		Building 3		Building 4		Building 5		Building 6		Building 7			
	Units	Beds														
4 Bedroom - 8 Bed	18	144	23	184	17	136	24	192	38	304	46	368	54	432	220 / 1760	54.7% / 82.0%
2 Bedroom - 4 Bed	0	0	0	0	4	16	15	60	25	100	24	96	0	0	68 / 272	16.9% / 12.7%
Studio - 1 Bed	8	8	11	11	6	6	15	15	24	24	14	14	36	36	114 / 114	28.4% / 5.3%
Total Units	26		34		27		54		87		84		90		402	
Total Beds		152		195		158		267		428		478		468	2146	
	7.1%		9.1%		7.4%		12.4%		19.9%		22.3%		21.8%			

ARD Units					1	2	2	1	6
RD Units									

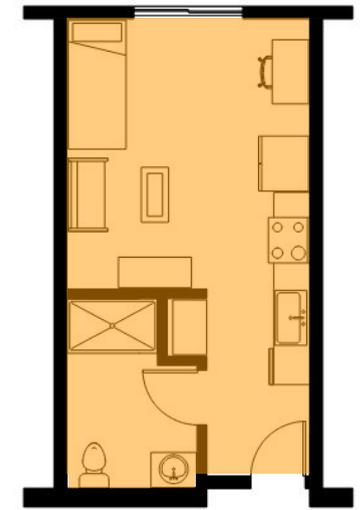
Unit Typology



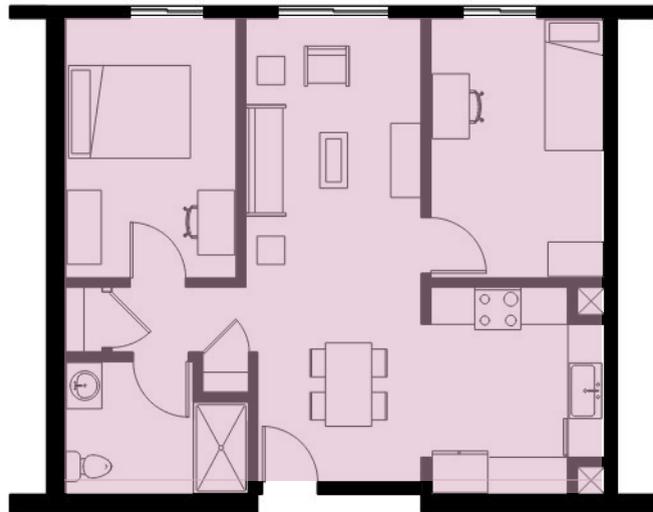
8-Bed 4-Bedroom Apartment



4-Bed 2-Bedroom Apartment



1-Bed Studio Apartment

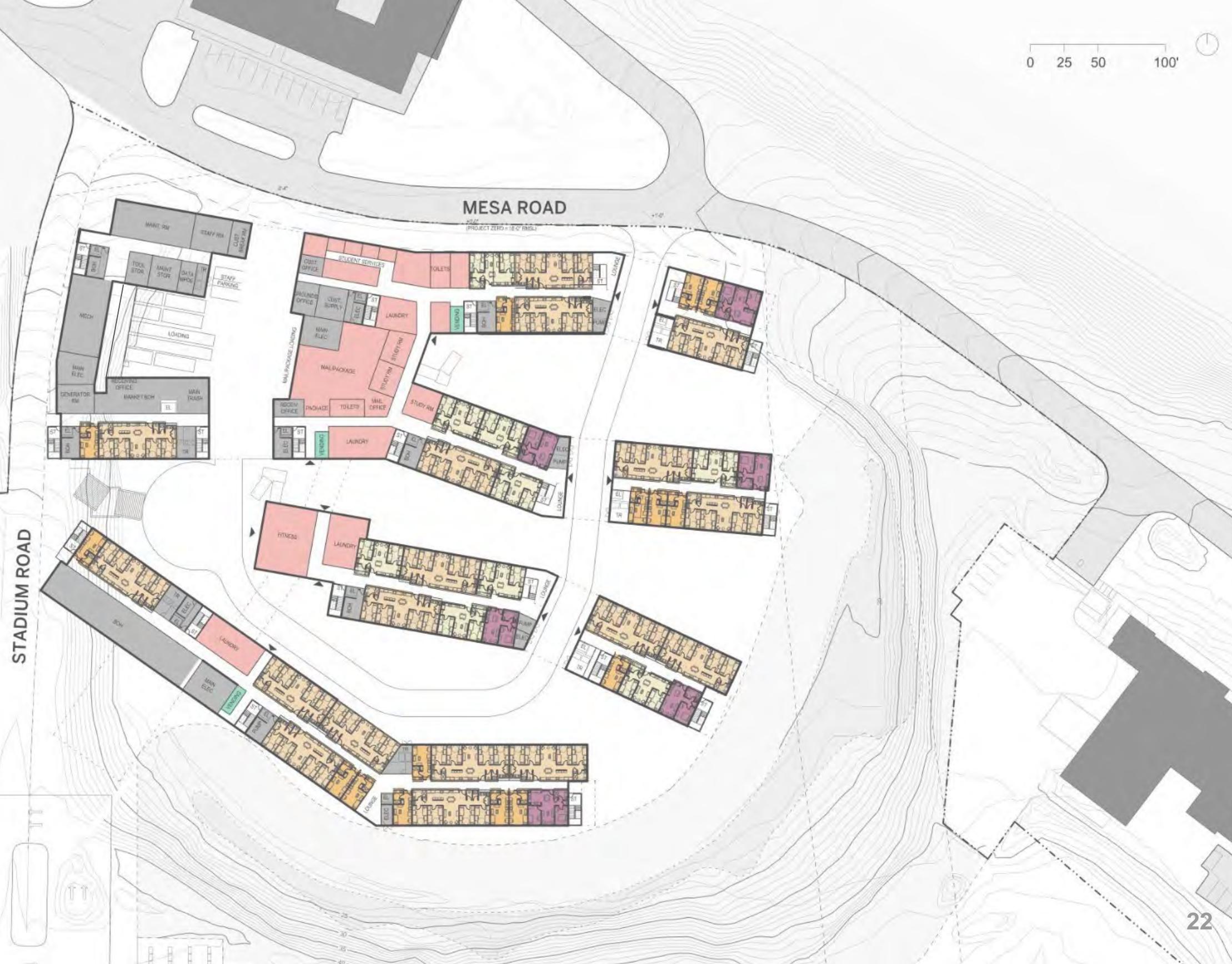
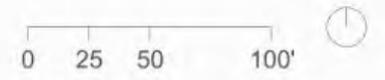


RD Apartment



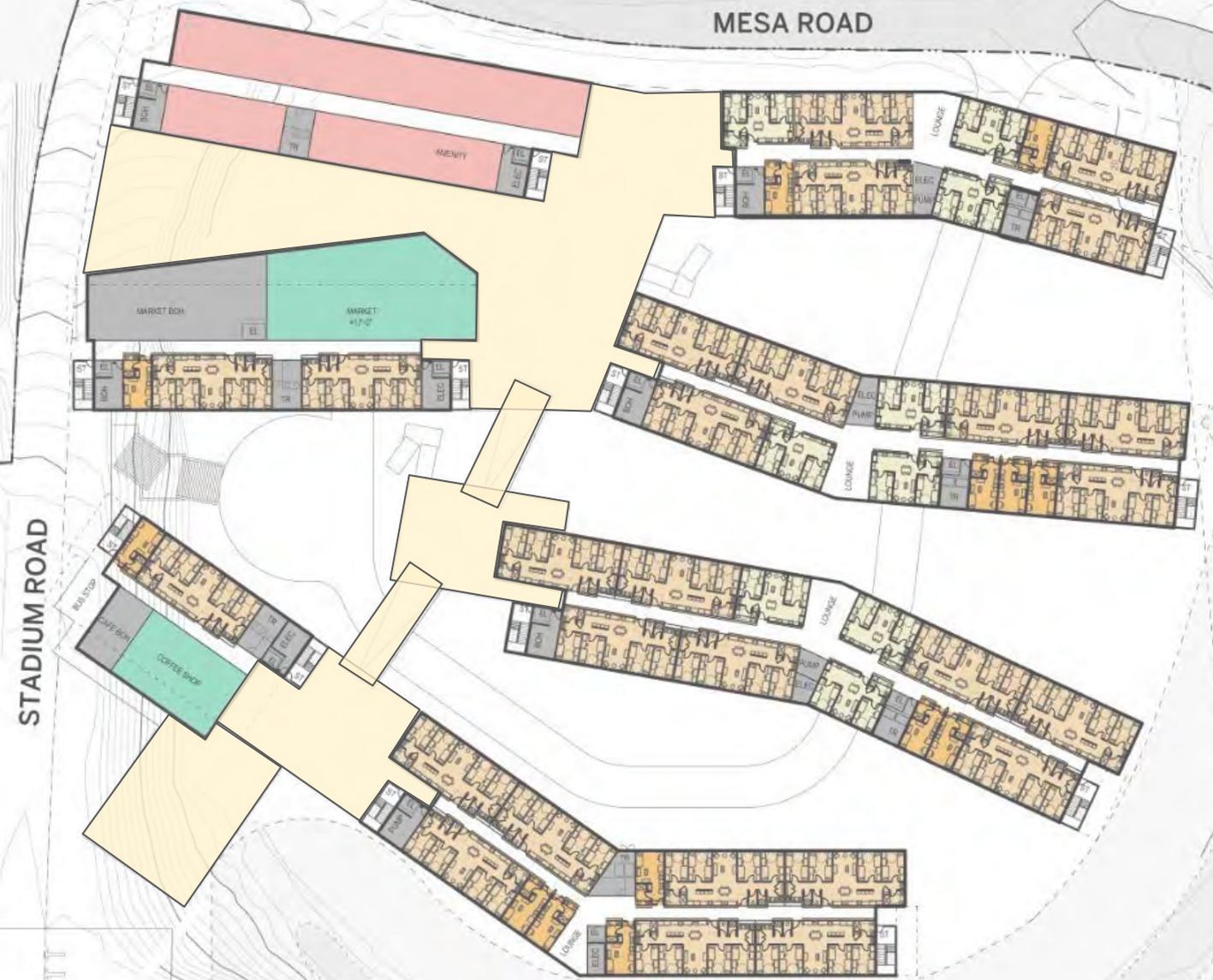
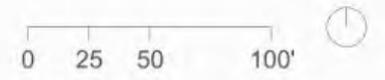
ARD Apartment

RESIDENTIAL TOWERS
Level 1 Plan



- | | | | |
|--|-------------|--|---------|
| | 8 BED UNIT | | SERVICE |
| | 4 BED UNIT | | CORE |
| | STUDIO UNIT | | AMENITY |
| | ARD/RD UNIT | | DINING |

RESIDENTIAL TOWERS
Level 3 Plan

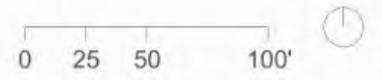


STADIUM ROAD

MESA ROAD

	8 BED UNIT		SERVICE
	4 BED UNIT		CORE
	STUDIO UNIT		AMENITY
	ARD/RD UNIT		DINING

RESIDENTIAL TOWERS
Level 5 Plan



- | | |
|---|---|
|  8 BED UNIT |  SERVICE |
|  4 BED UNIT |  CORE |
|  STUDIO UNIT |  AMENITY |
|  ARD/RD UNIT |  DINING |

STADIUM ROAD

MESA ROAD

Public Open Space



RESIDENTIAL TOWERS
Common Areas



- SERVICE
- CORE
- AMENITY
- DINING

Lounges



Amenities and Support

Amenity Visioning - Identity / Character / Storytelling

- San Benito has spectacular mountain views and is a permanent border of campus that always looks at nature
 - Celebration of water & mountains consistent with nomenclature of buildings.
- Beautiful wildlife in the slough – egrets, herons
- Reach out to involve Chumash and honor their community and history
- Aviation can be celebrated, but be careful about highlighting military activity given the UCSB culture
- UCSB has a social, active student population
 - Strong athletic tradition



Goleta Slough
tidal marsh, wetlands, broader region



Foundation
Goleta region center for Chumash people



Lakes
Local, building names



Mountainside
Origin of project name, Santa Ynez views



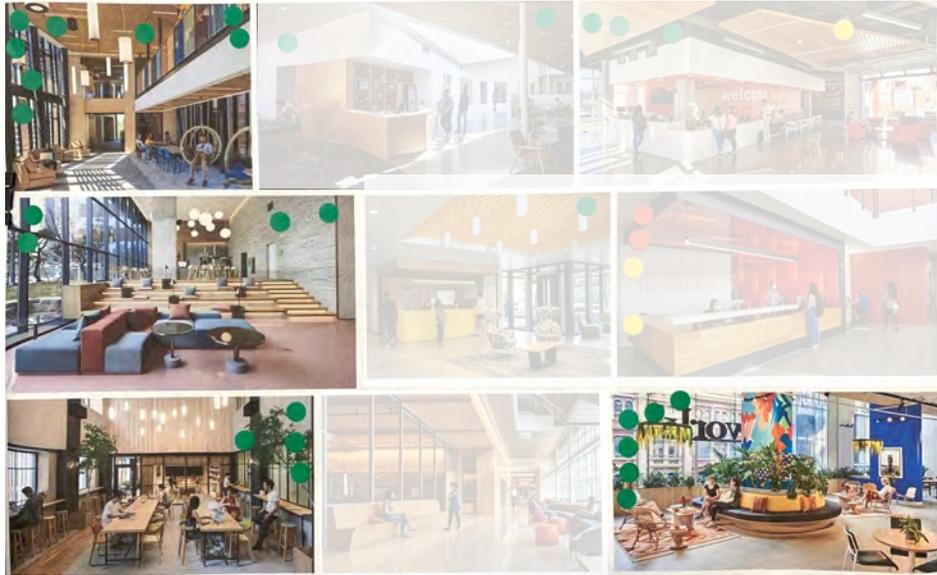
Aviation
Excavation for Marine Airfield...SB Airport



Activity
Eg. Outdoor hobbies, sports, etc

Amenity Visioning Exercise Summary

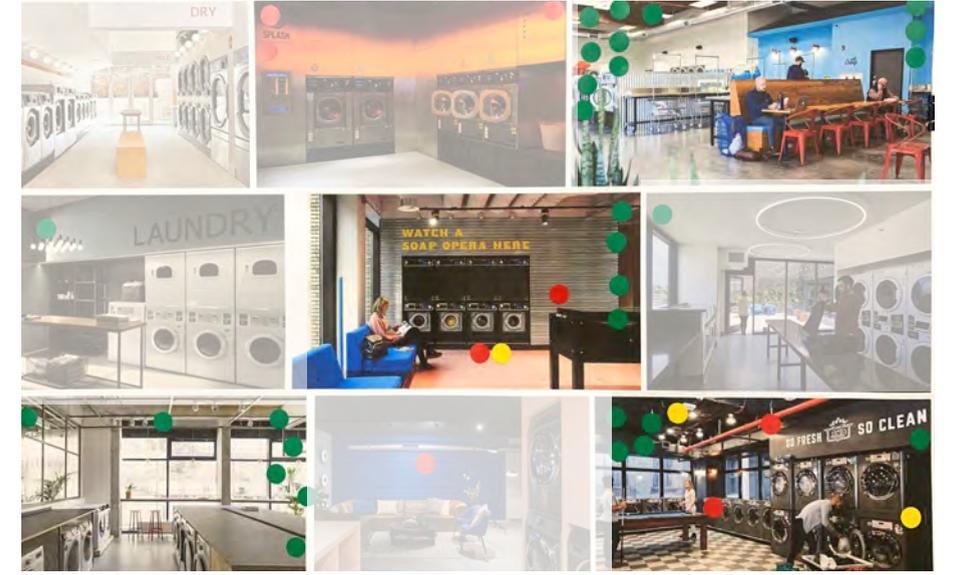
COMMUNITY LOUNGE



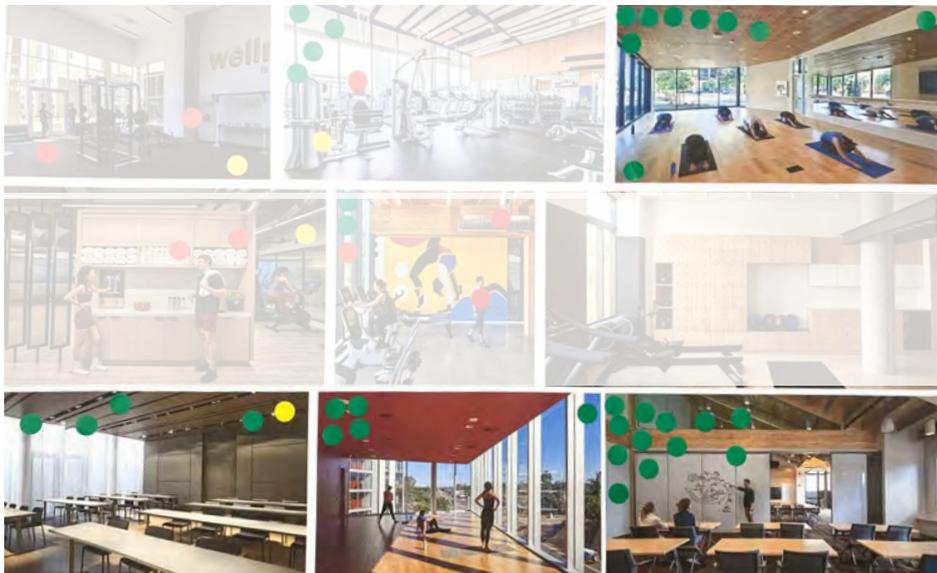
RECREATION ENVIRONMENT



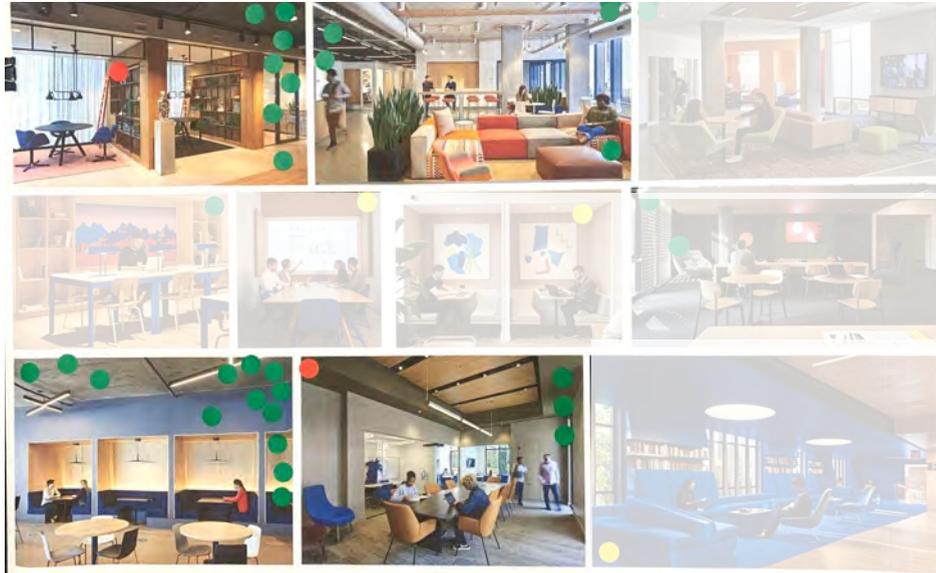
LAUNDRY ZONE



MULTIPURPOSE ROOM



STUDIOUS ENVIRONMENT



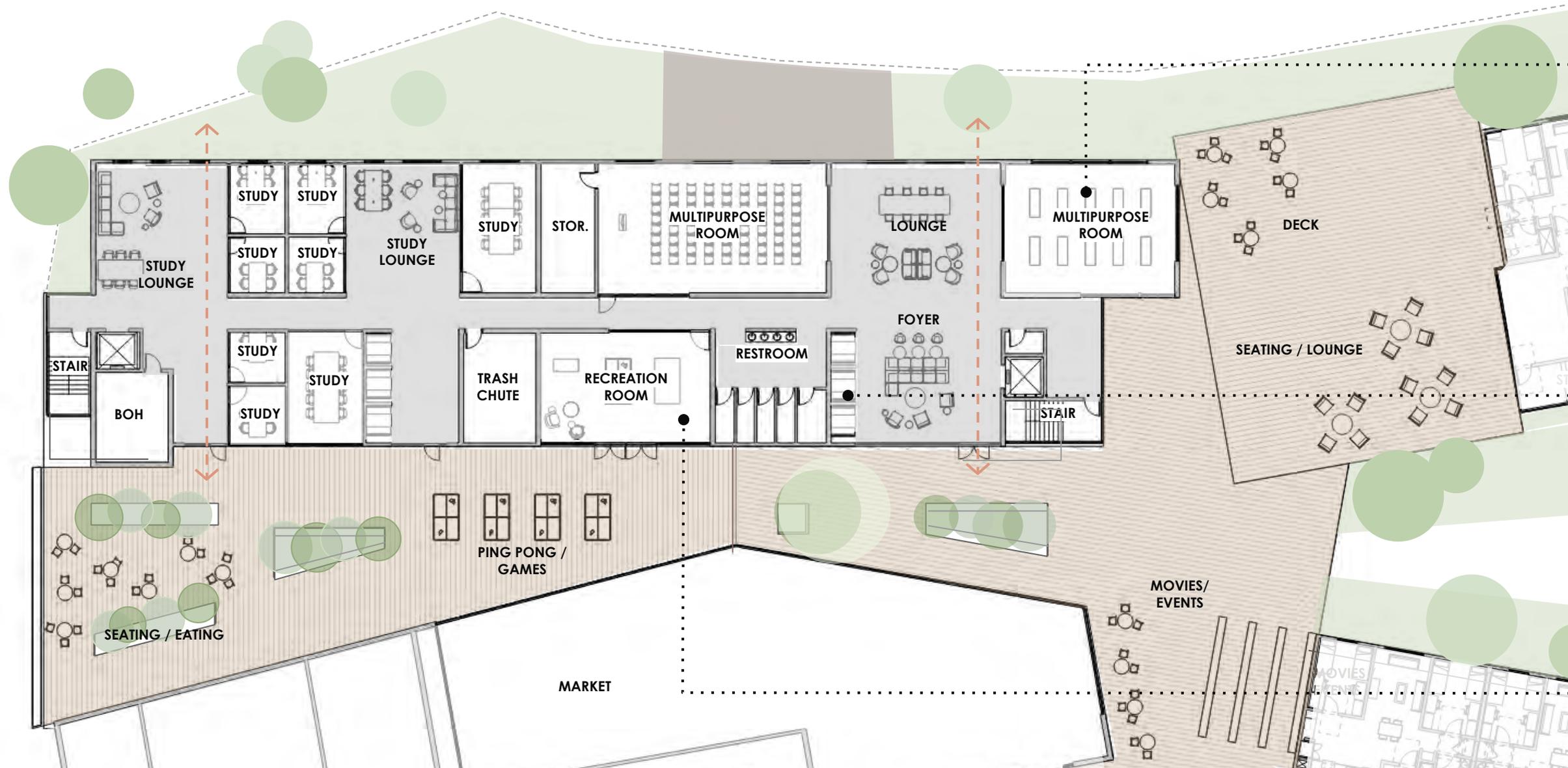
SOCIAL LOUNGE



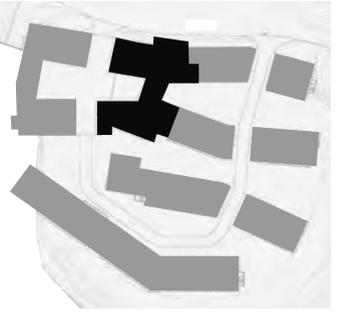
Buildings 02/03 Level 3



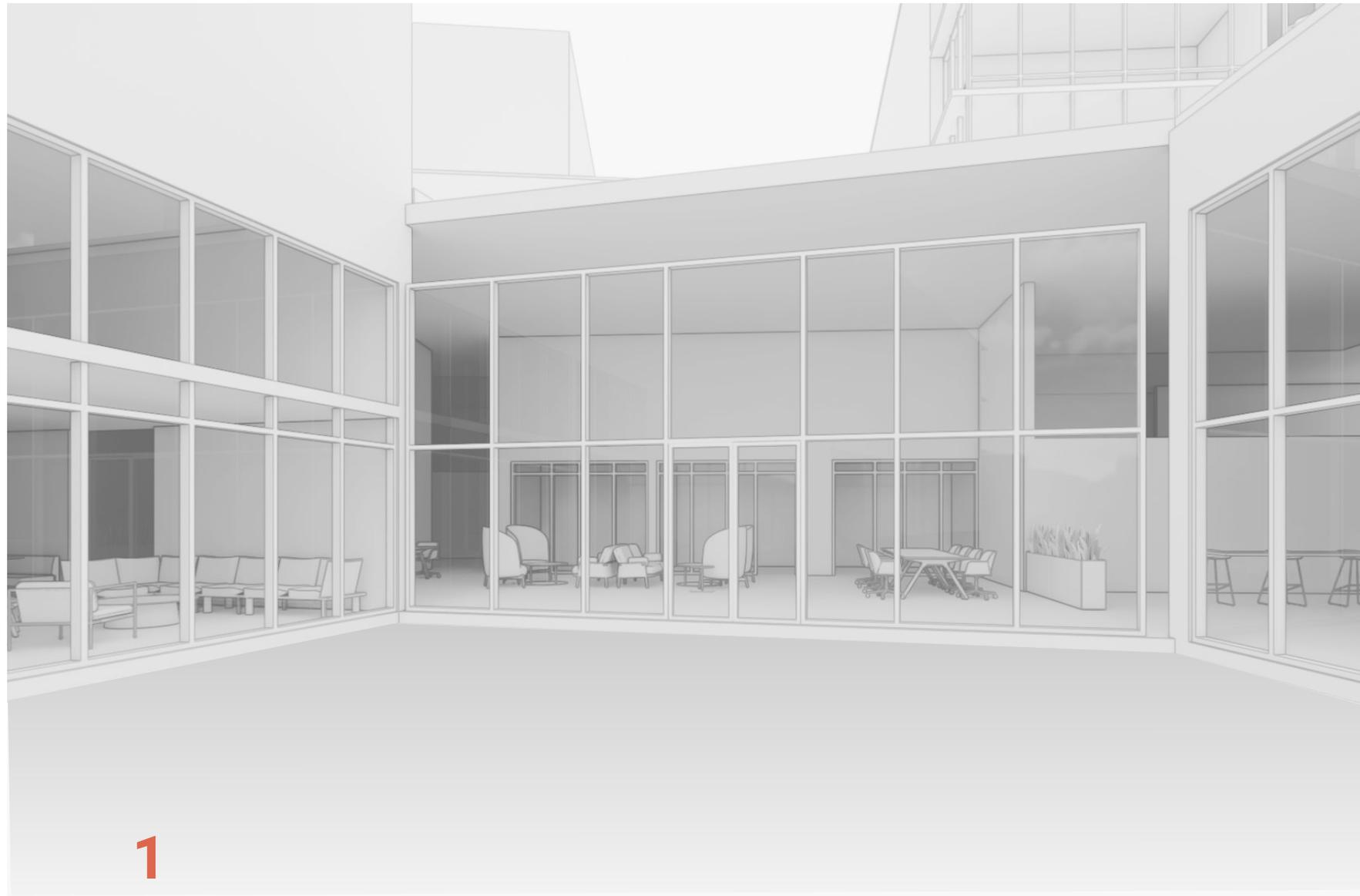
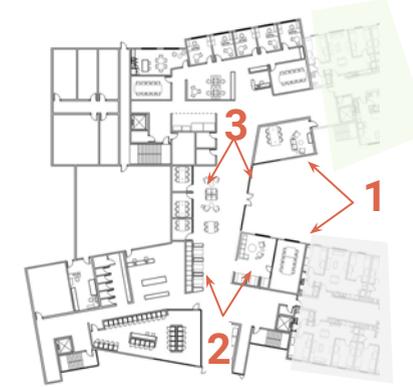
AMENITY DEVELOPMENT
Building 03 Level 3



Buildings 02/03 Level 1 Plan



Buildings 02/03 Level 01 - Initial 3D Studies

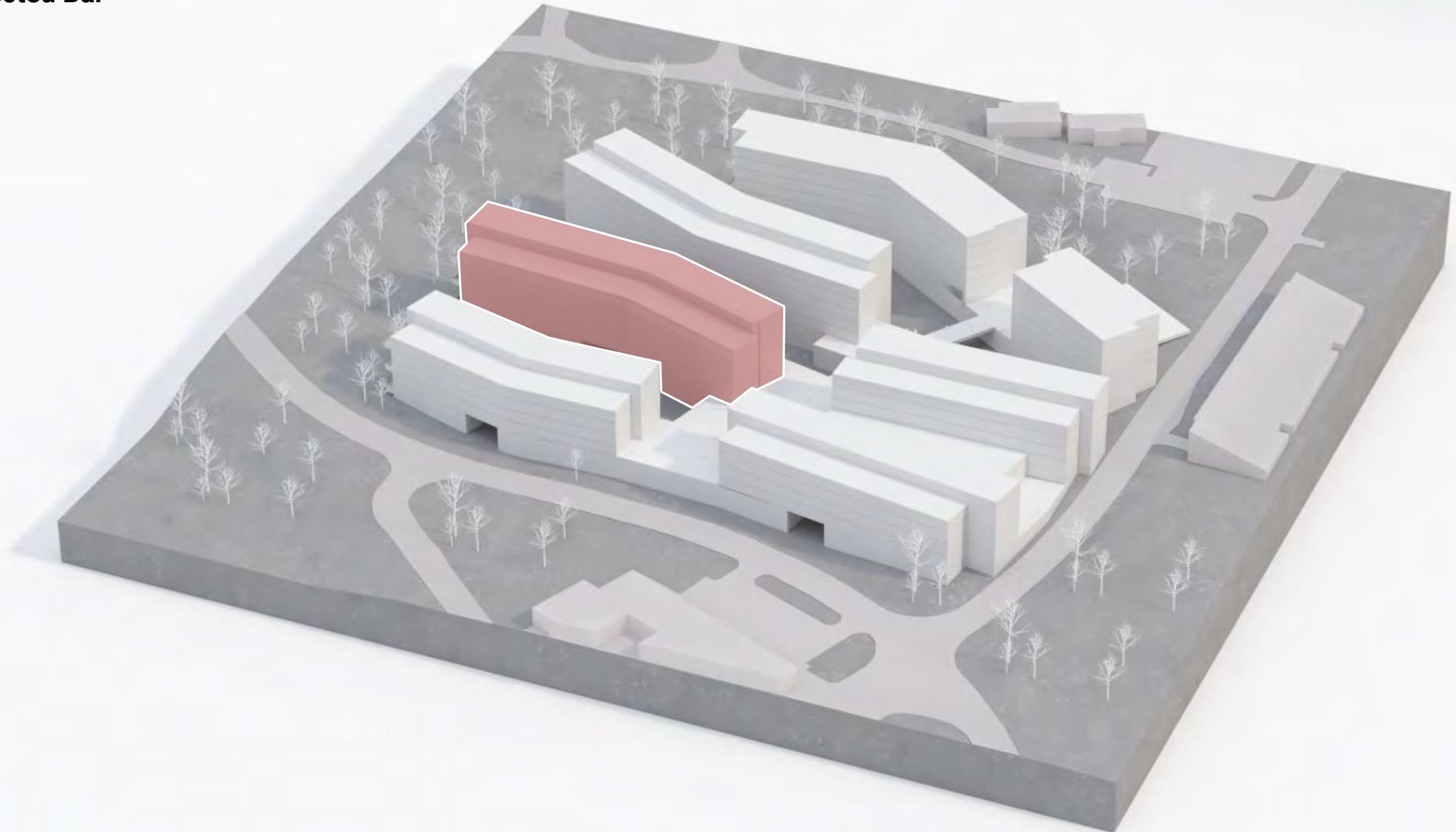


Architectural Expression

Overall Massing



Selected Bar

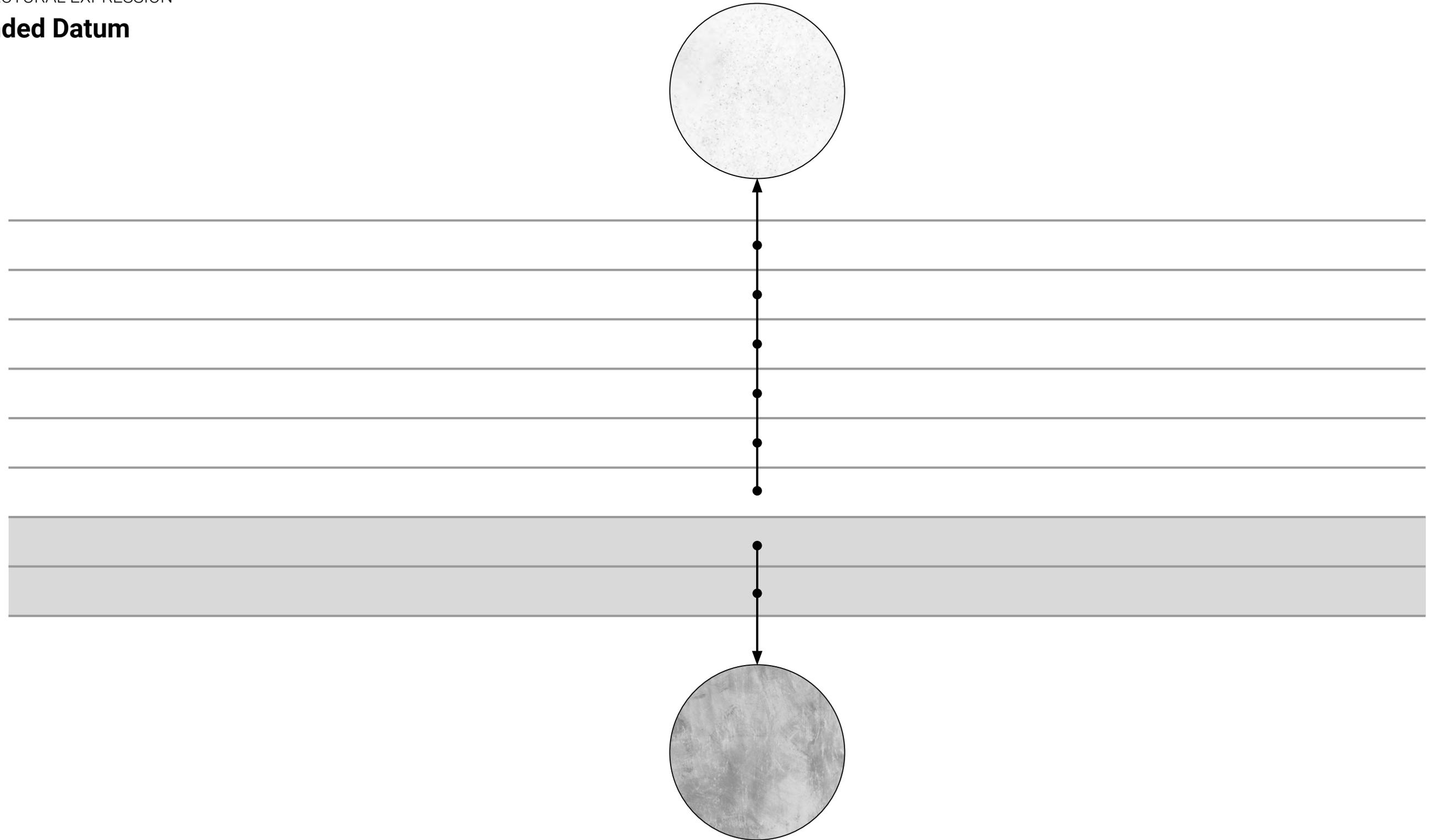


Horizontality

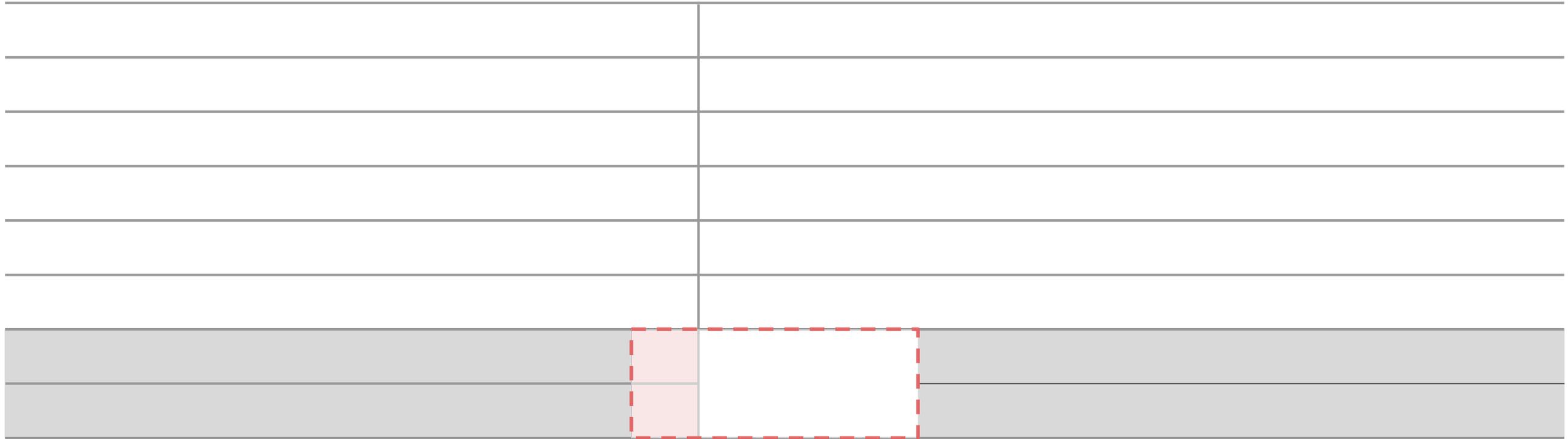
Horizontality



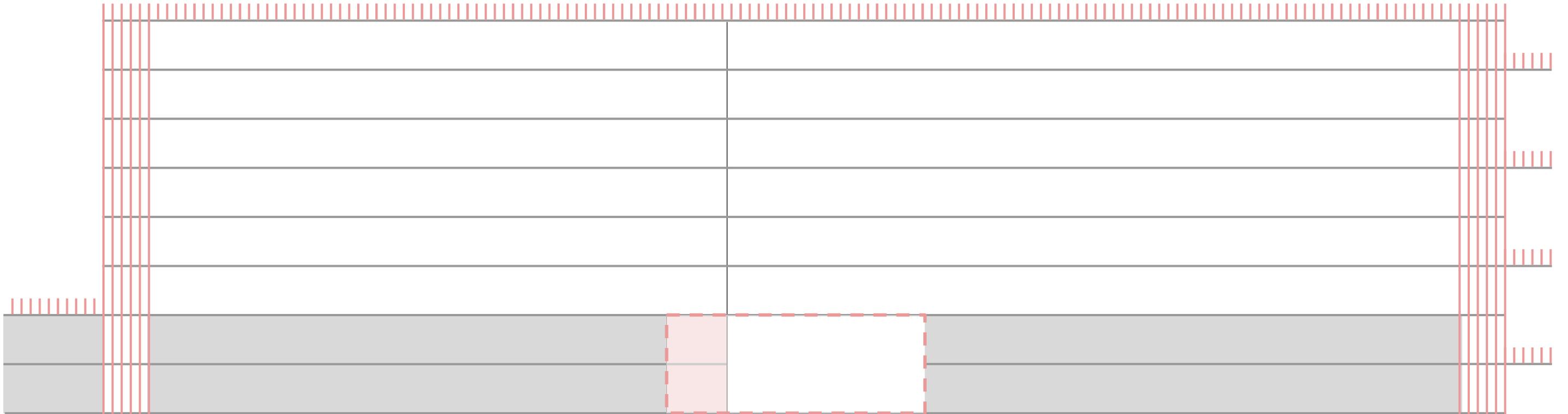
Grounded Datum



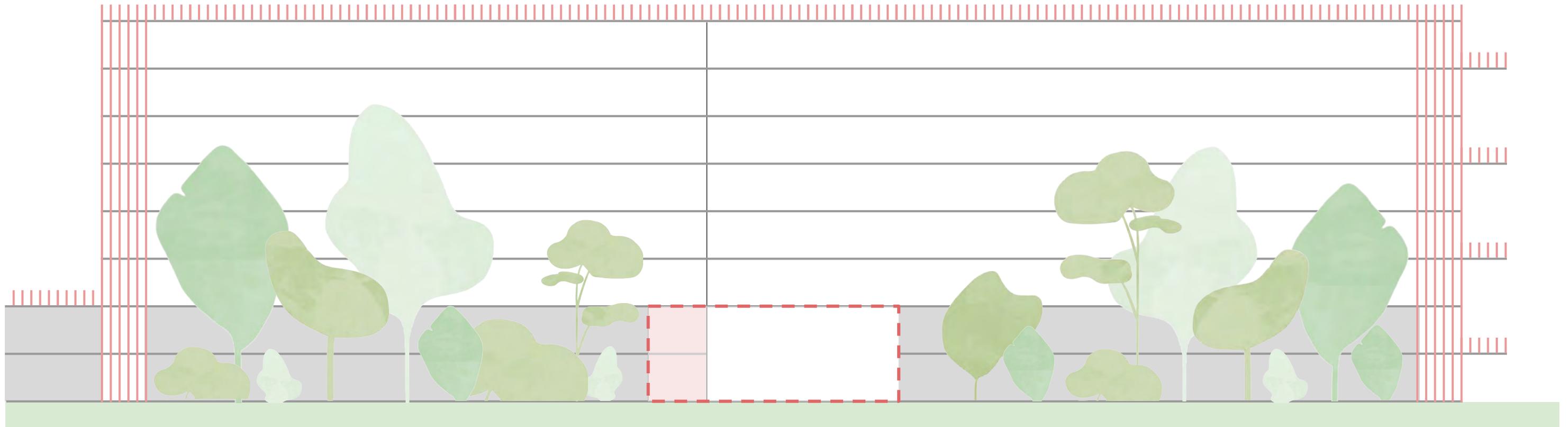
Relief Portal



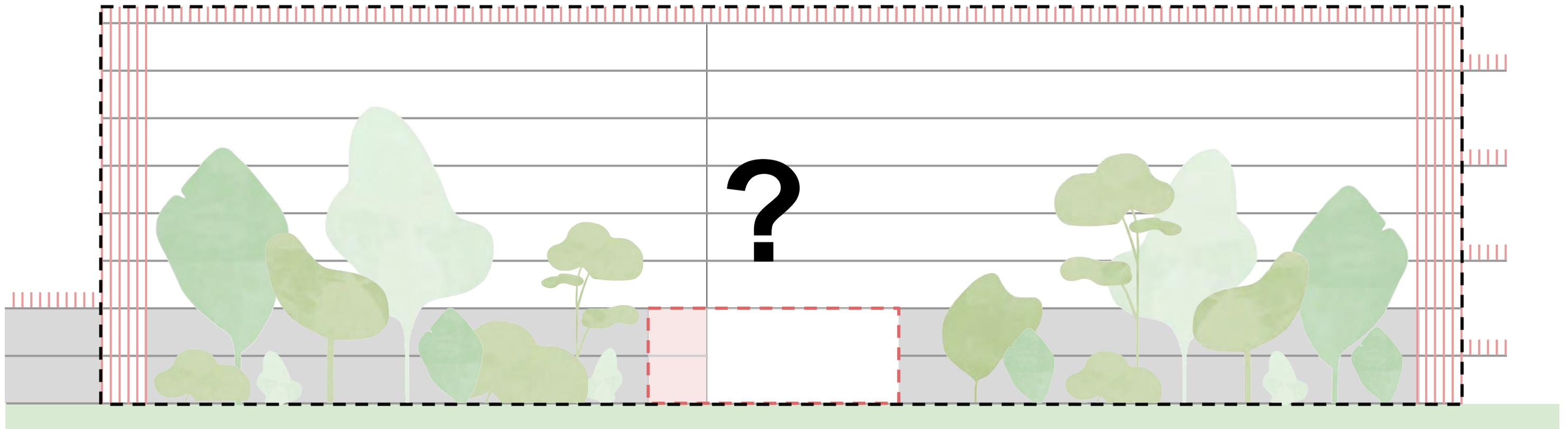
Active Facades



Integrated Landscape



Facade Expression?



Building 5 South Elevation



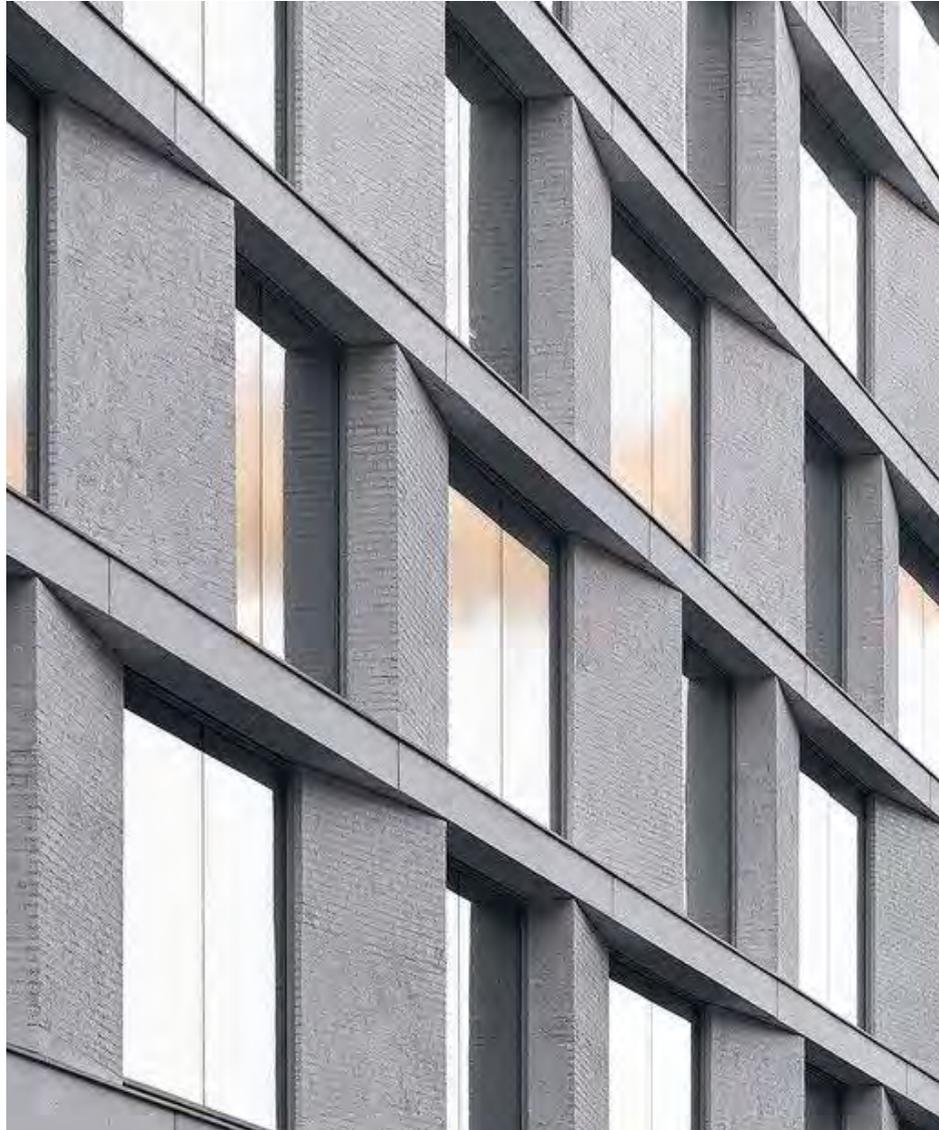
Podium Expression



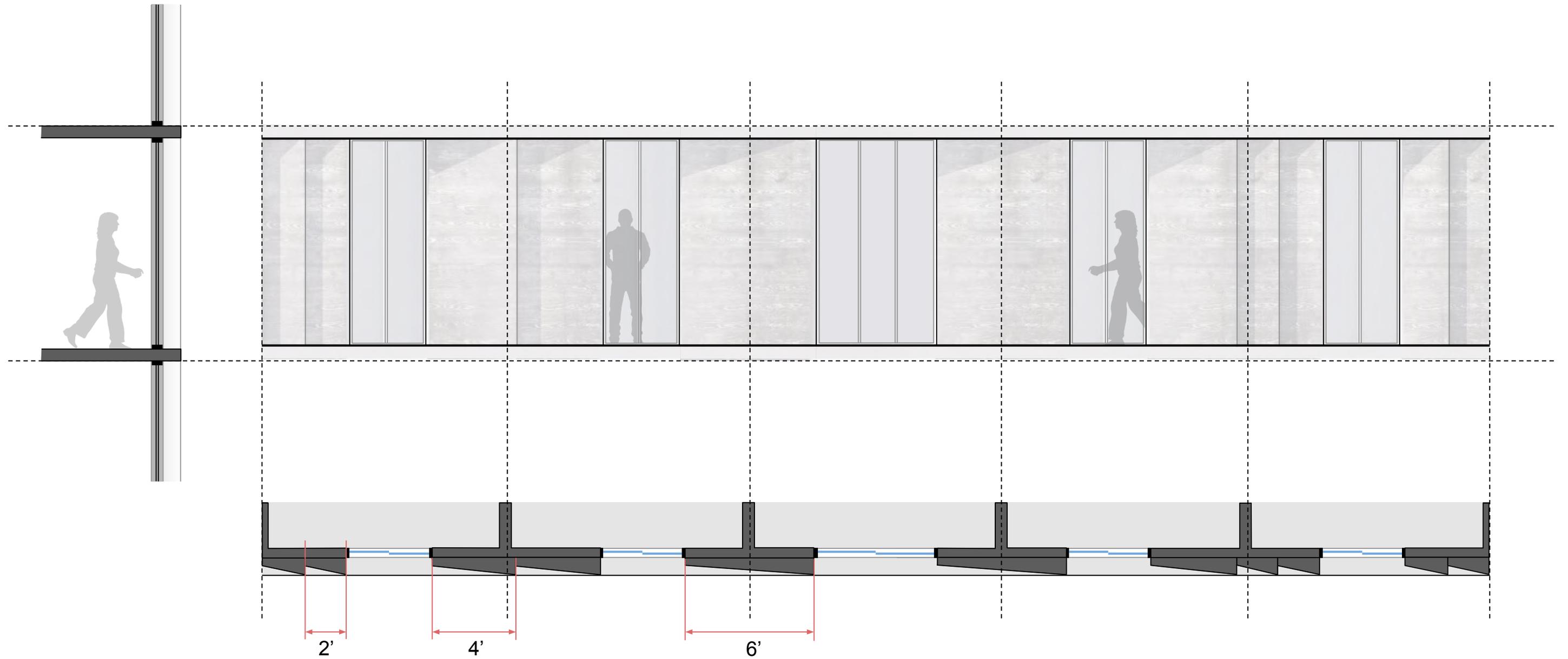
Podium



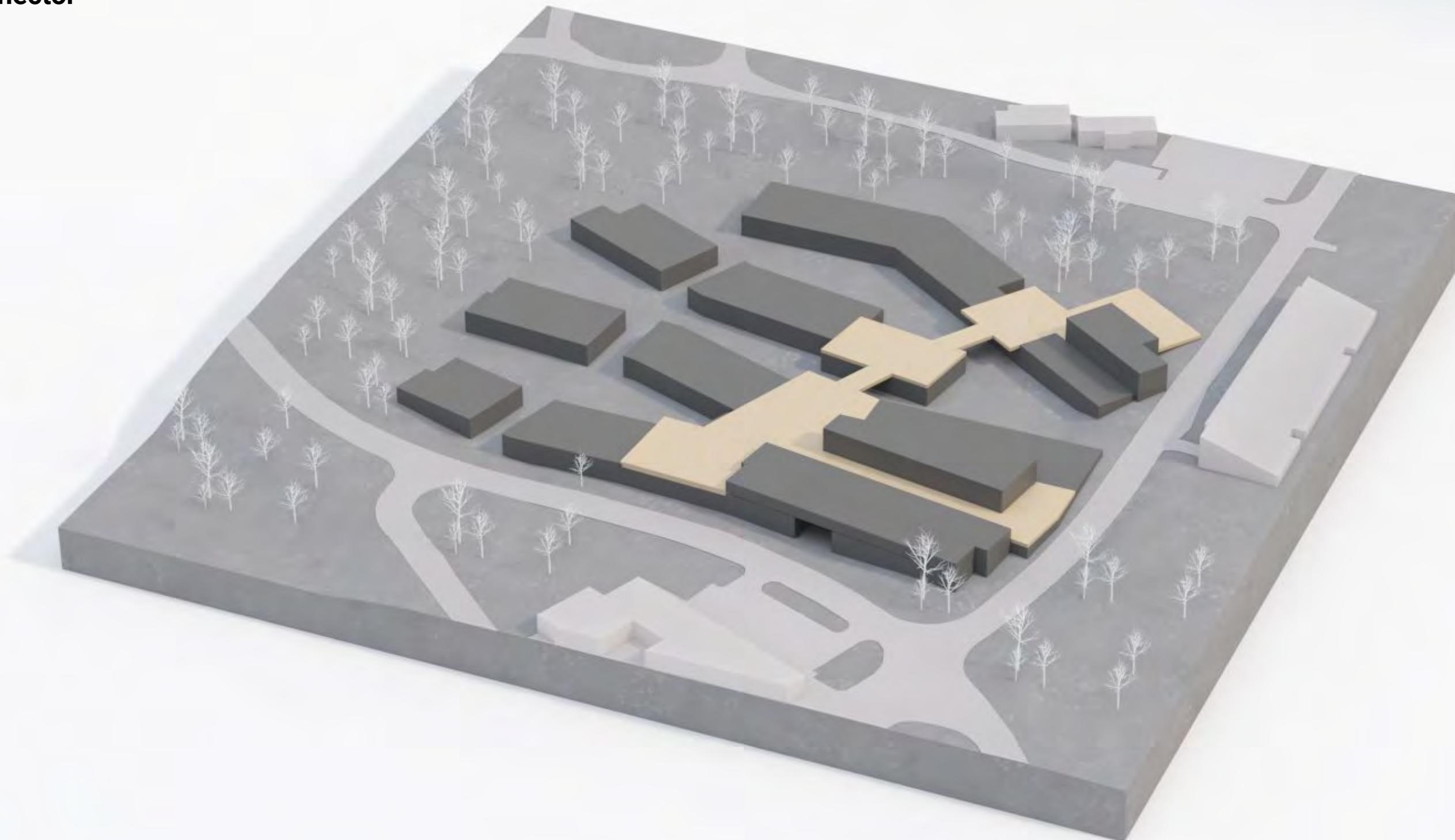
Podium Precedents



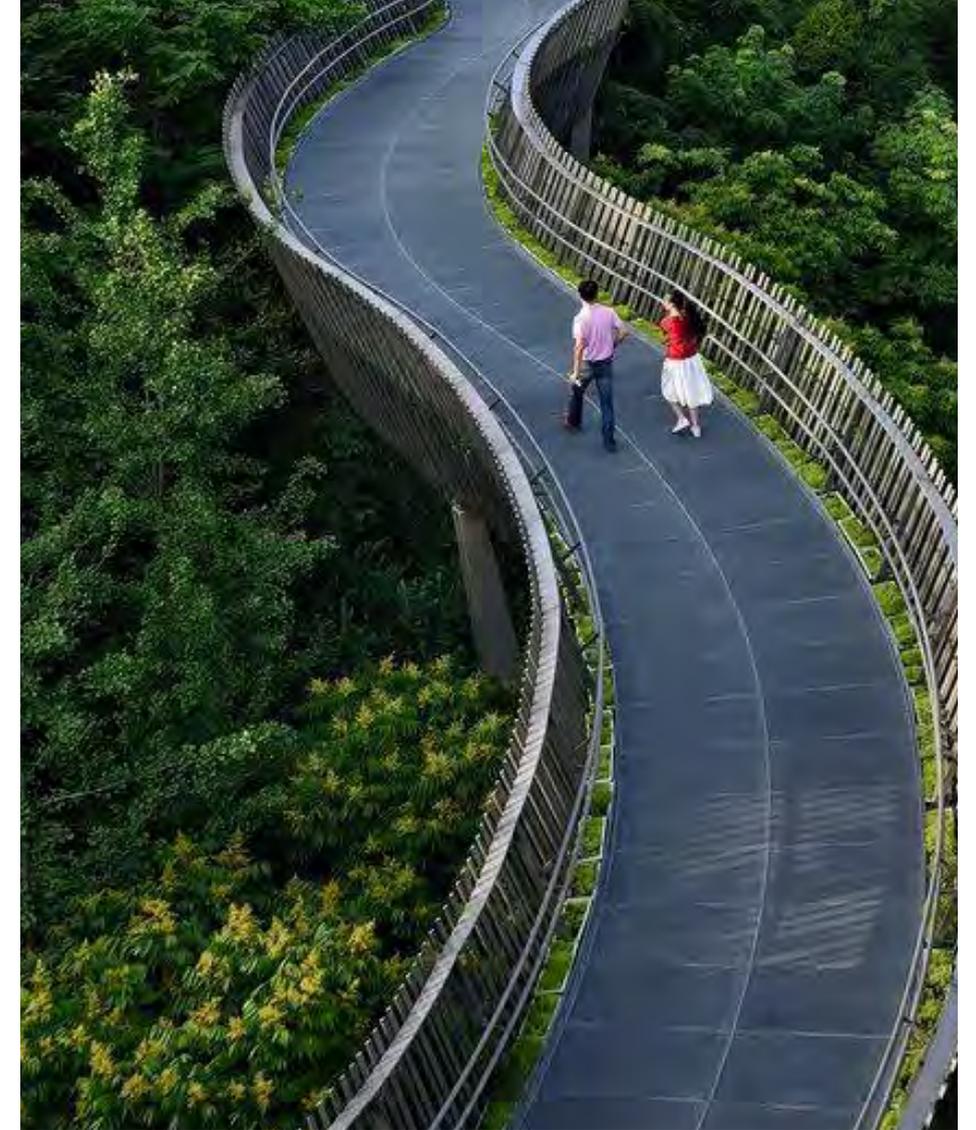
Podium Plan and Section



Connector



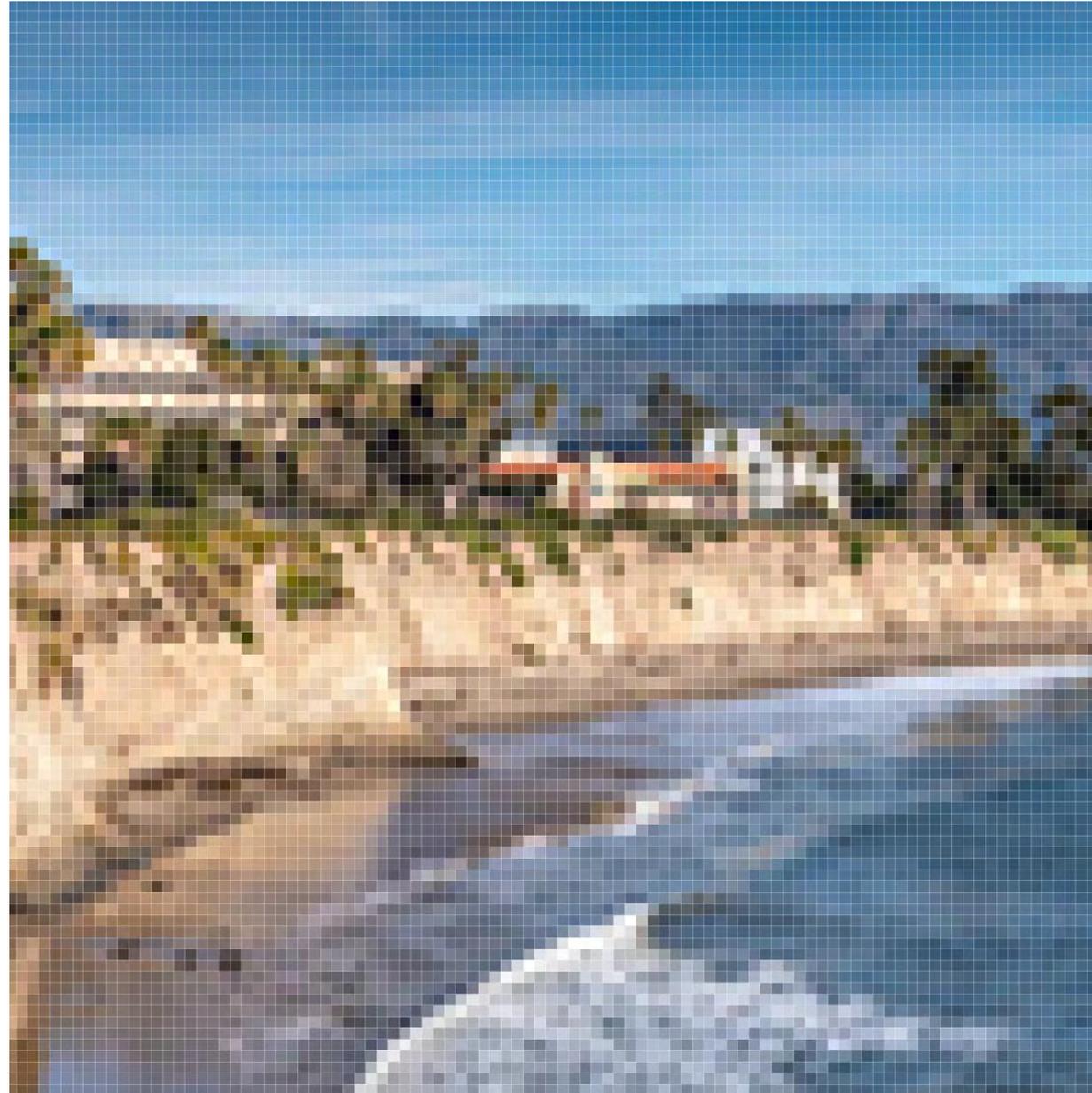
ARCHITECTURAL EXPRESSION
Connector Precedents



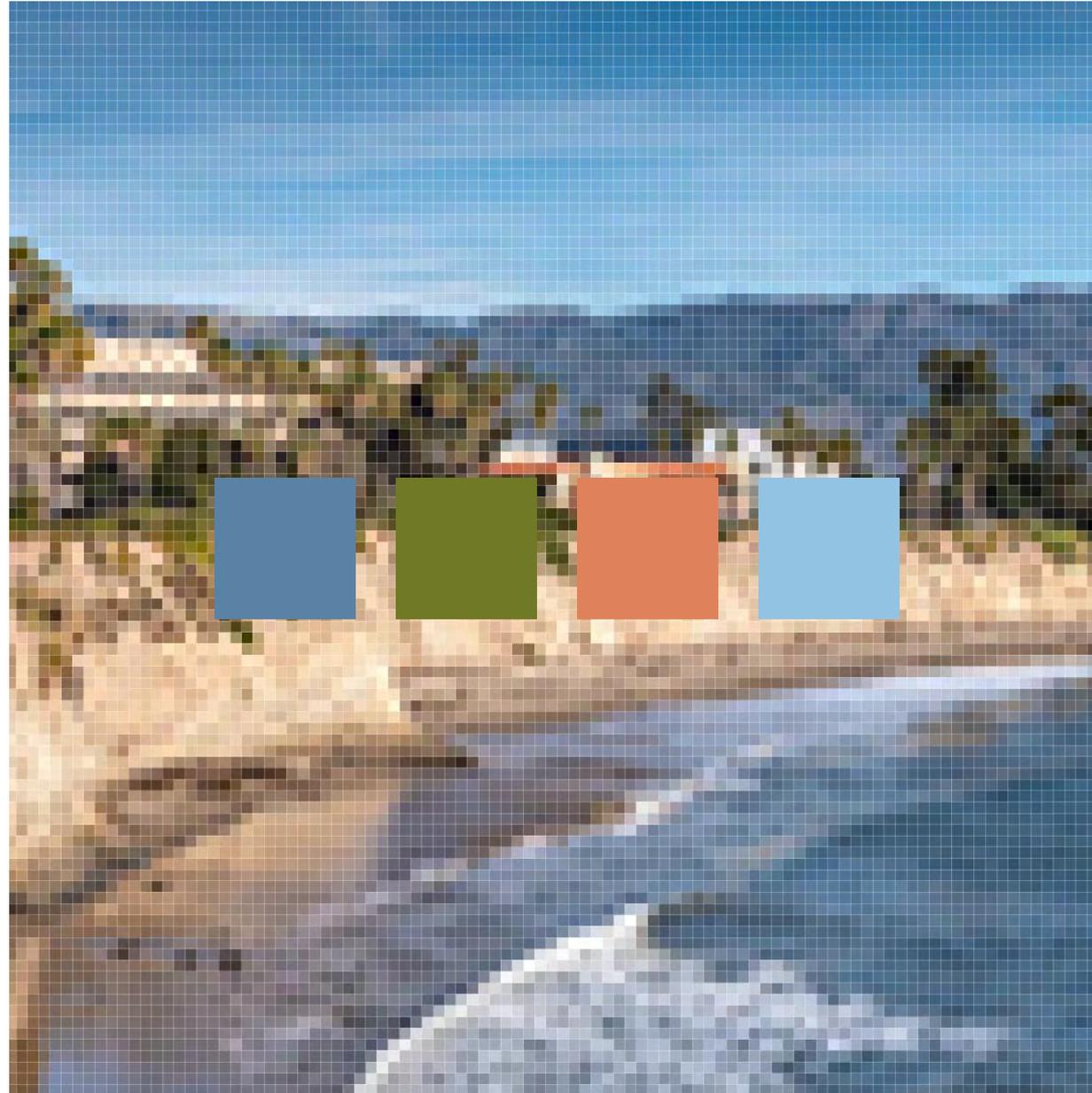
Color Selection



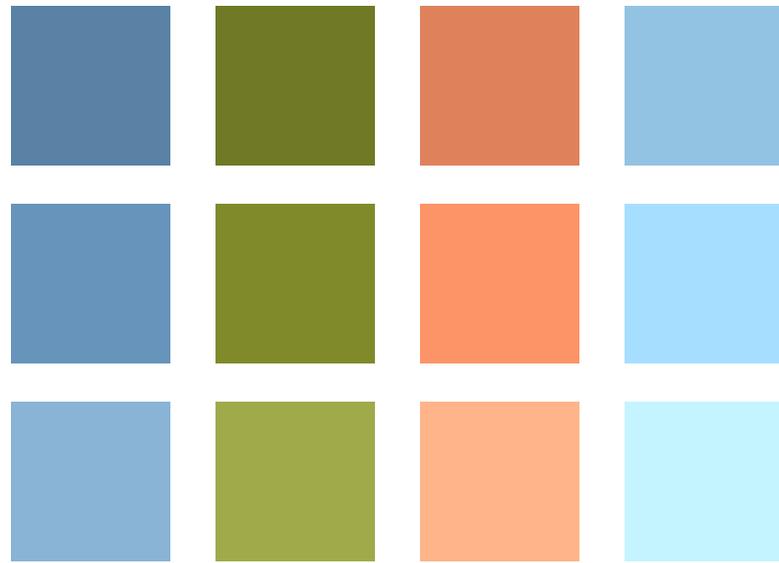
Color Selection



Color Selection



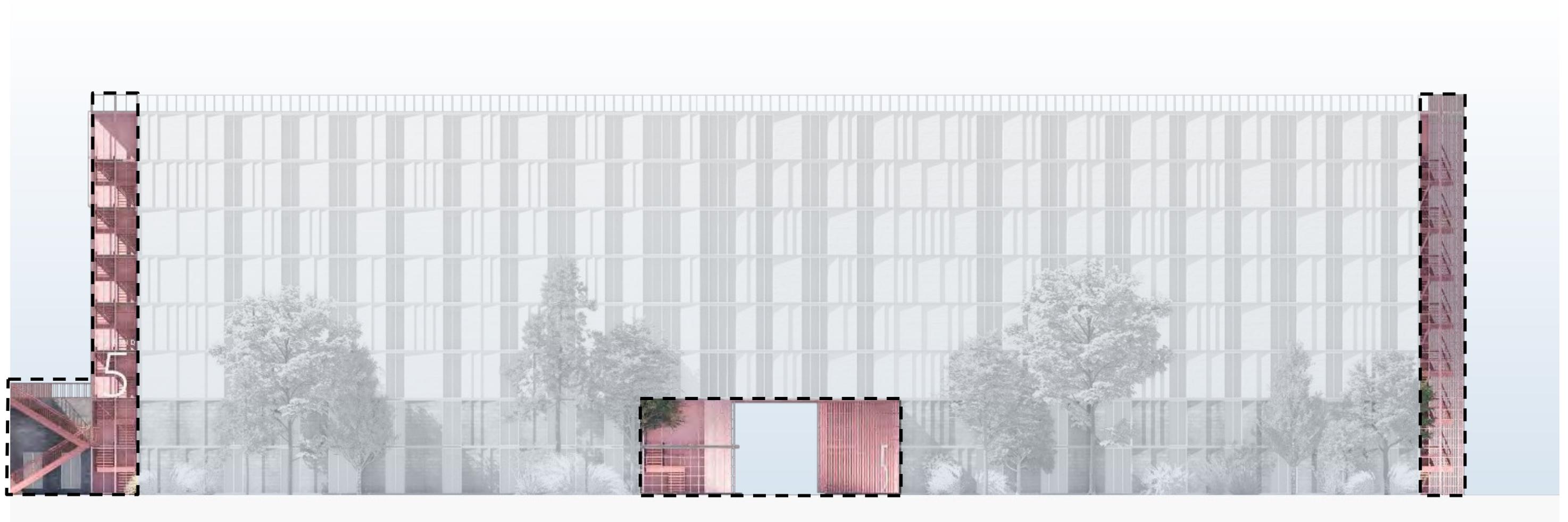
Color Selection



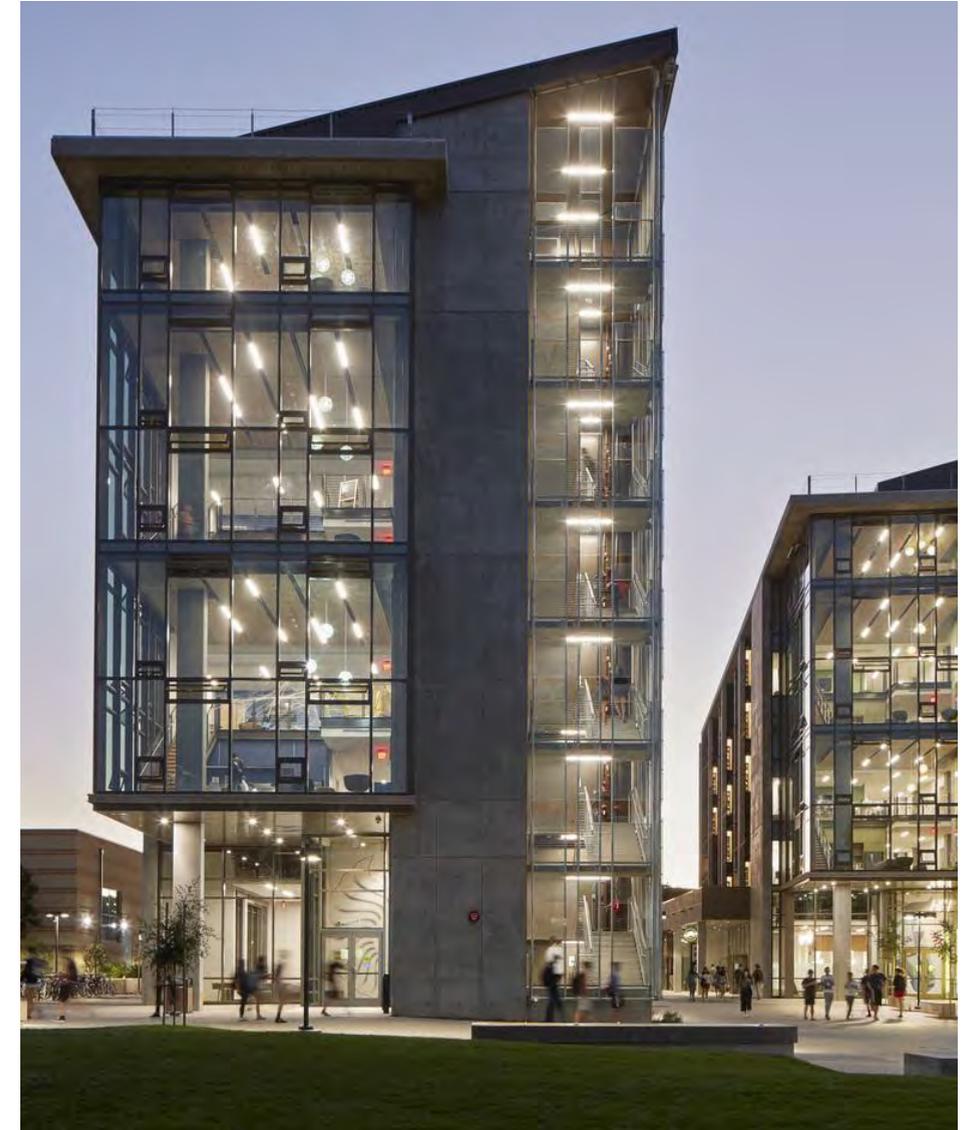
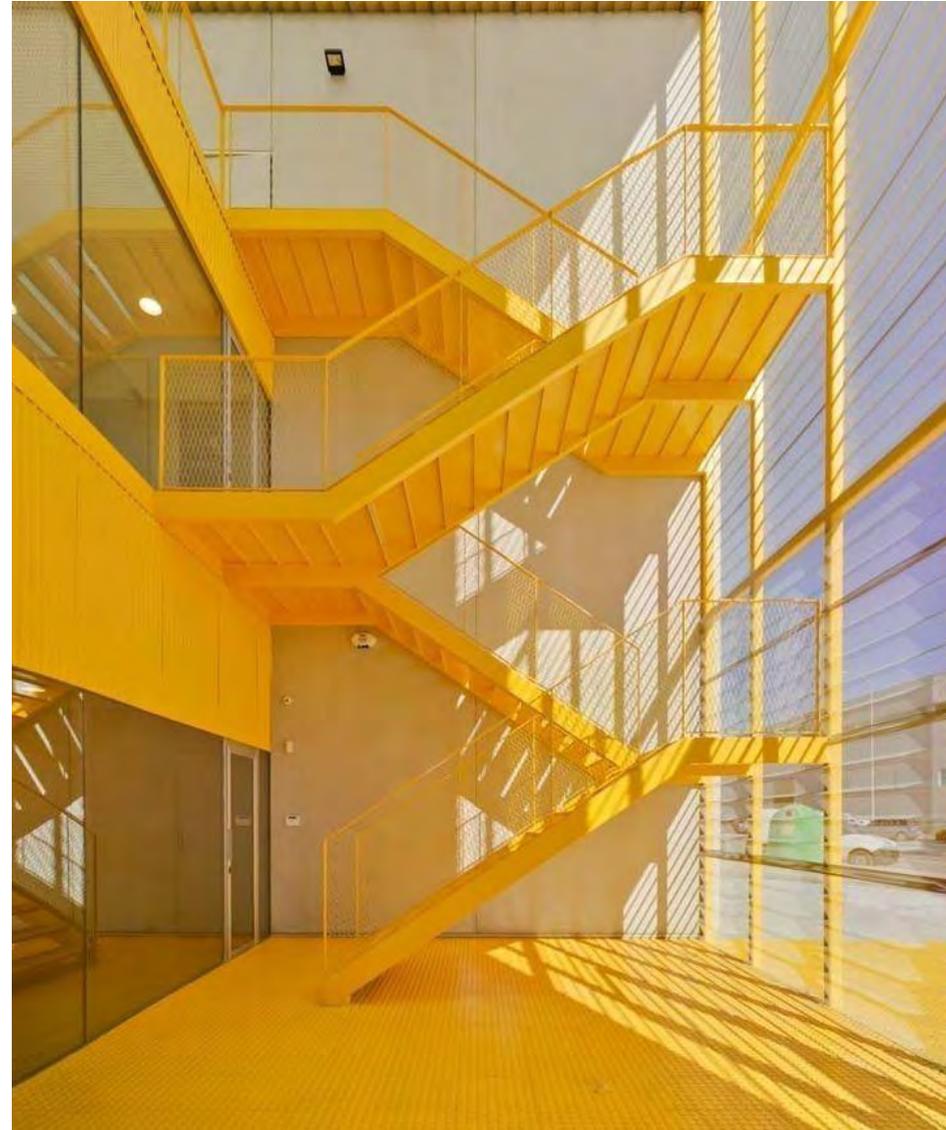
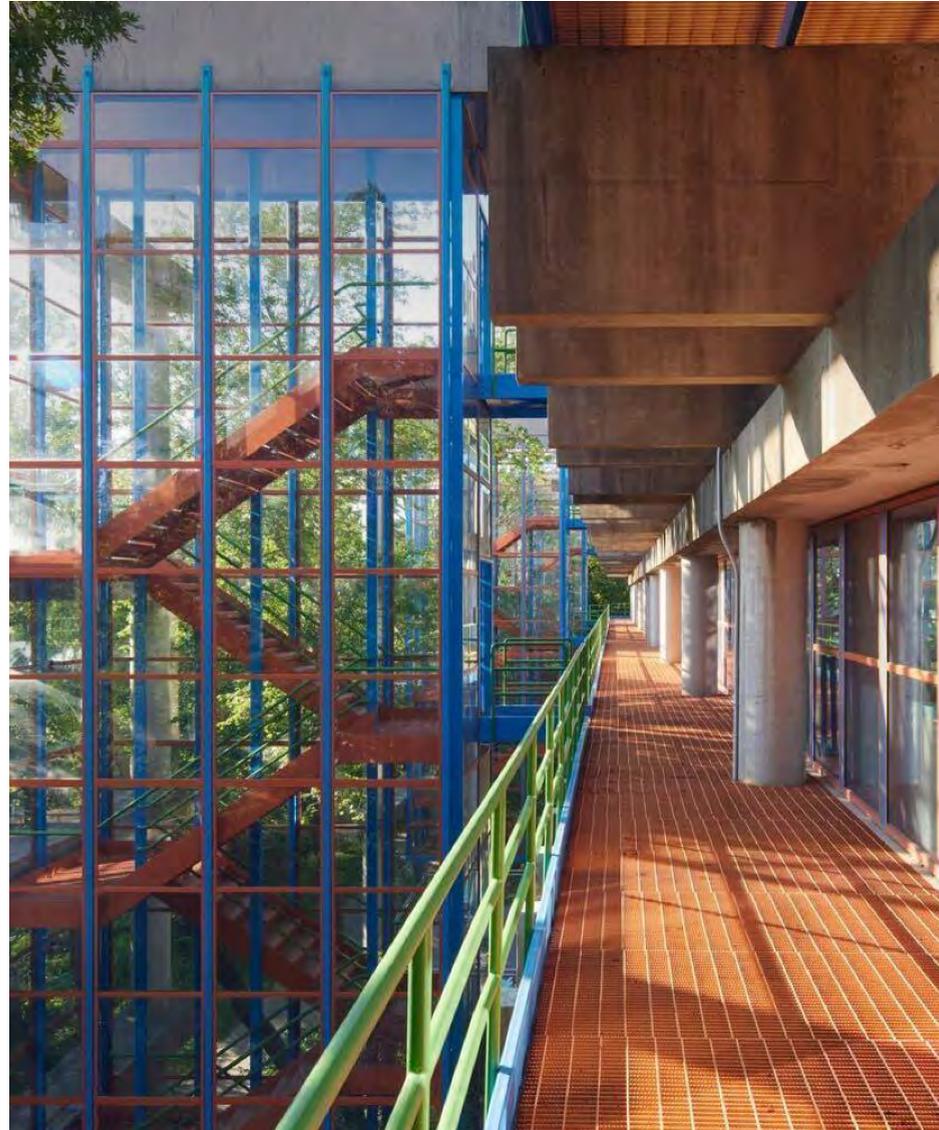
Circulation



Circulation Expression



Circulation Precedents



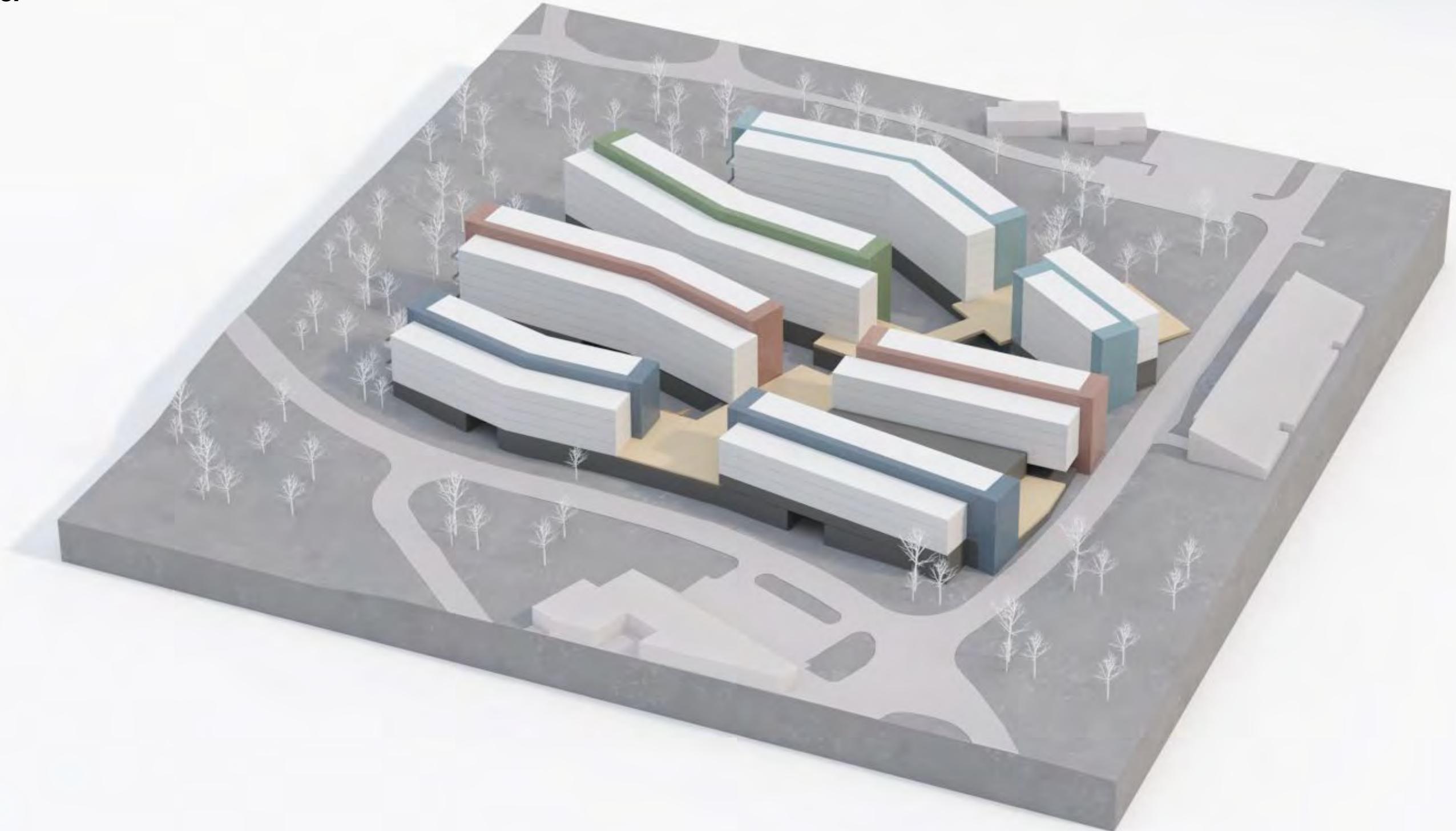
Connector



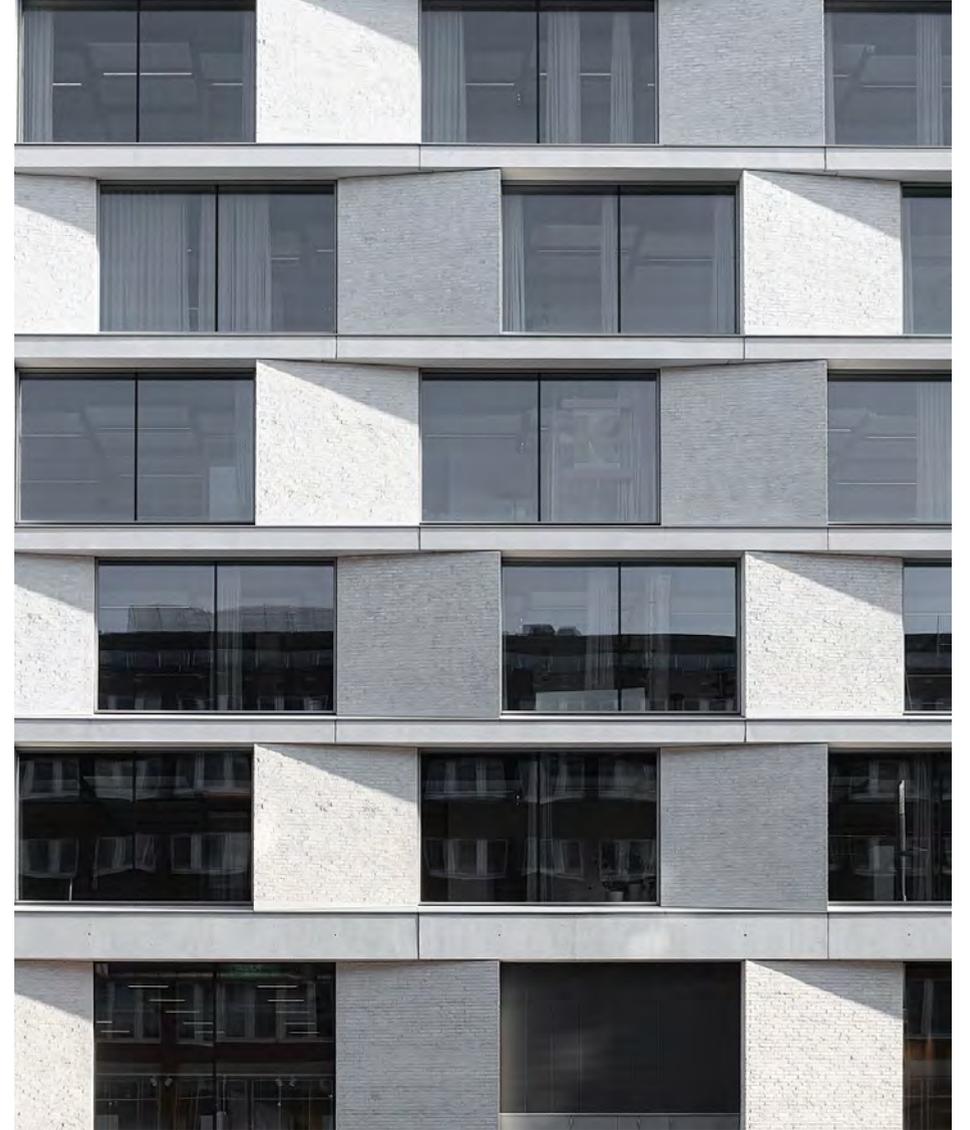
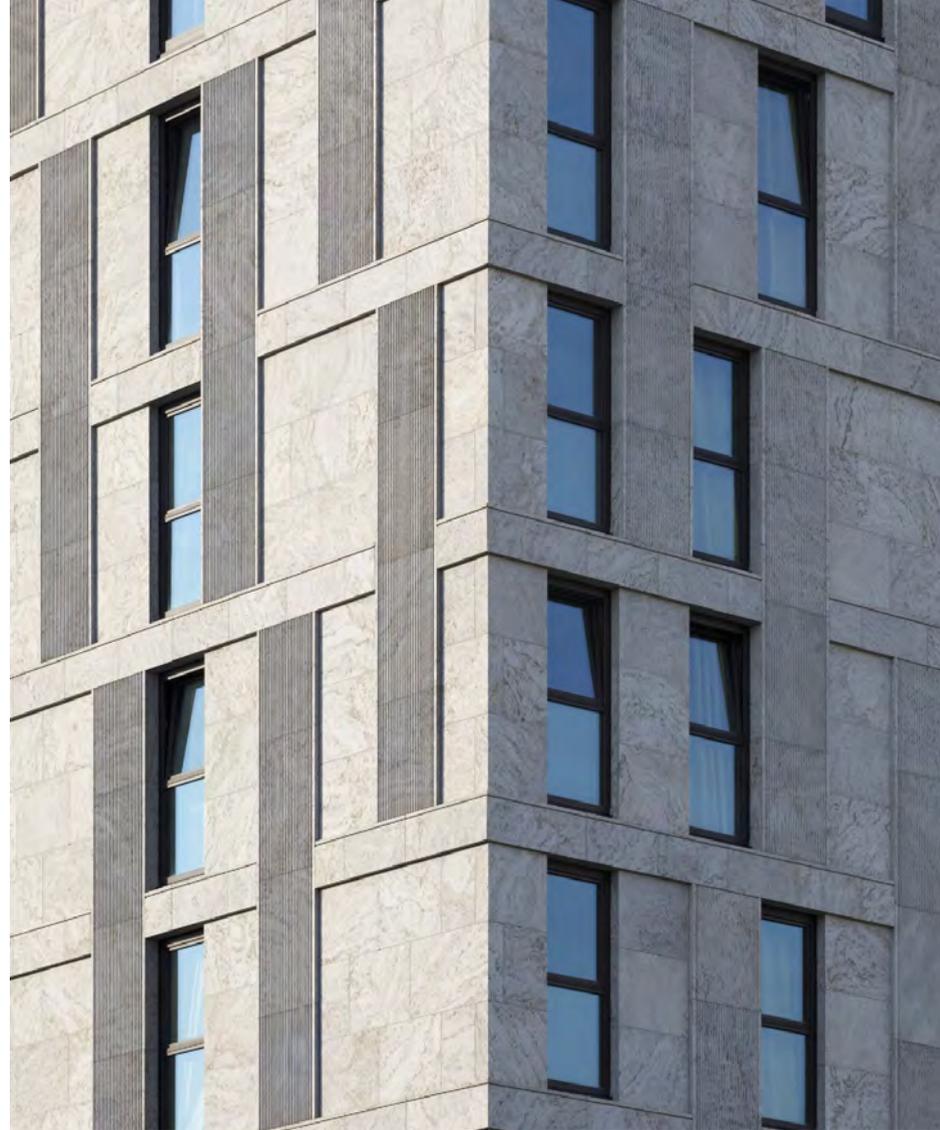
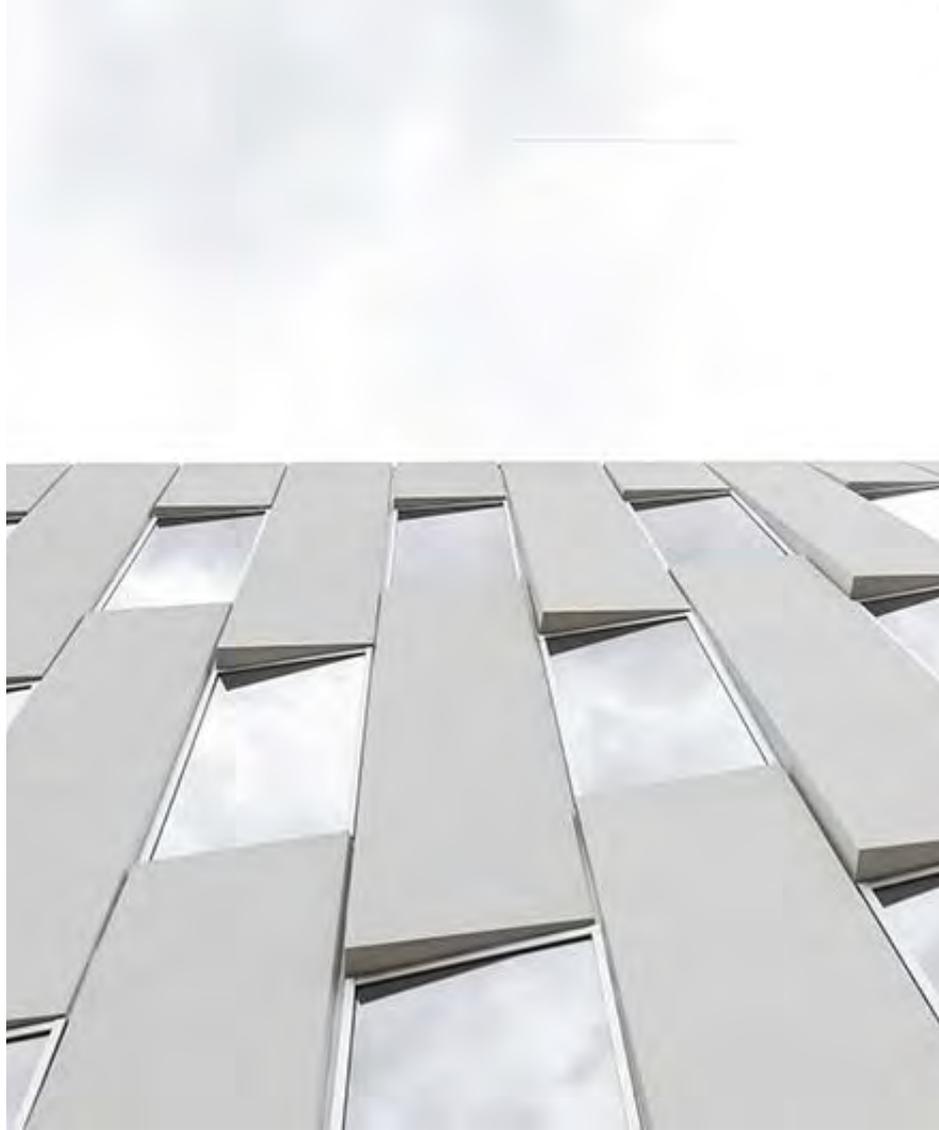
Tower Expression



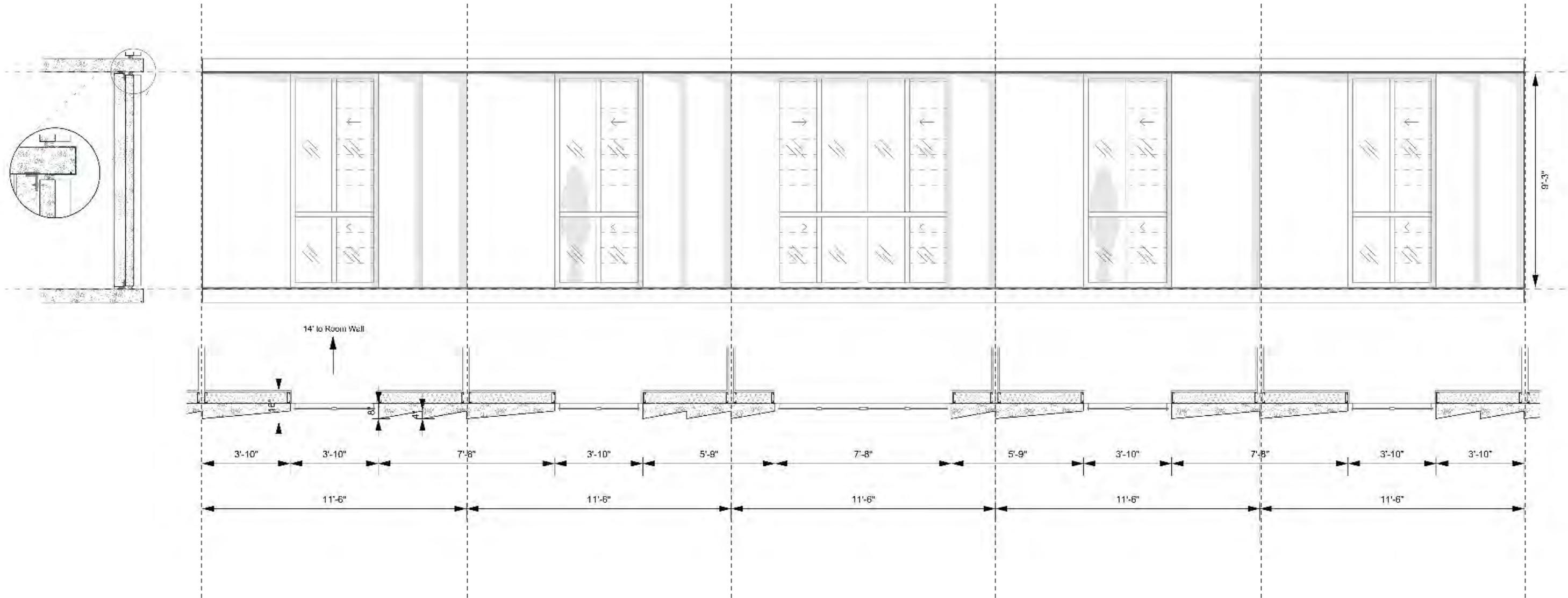
Tower



Tower Precedents



Tower Plan and Section



Daylight Study

BALCONIES

Balcony Locations



BALCONIES

Balcony Perspective



ARCHITECTURAL EXPRESSION

Courtyard



ARCHITECTURAL EXPRESSION
Connector + Fitness



ARCHITECTURAL EXPRESSION
NORTH AXON



ARCHITECTURAL EXPRESSION

SOUTHEAST AXON





SOM | MITHŪN